

FILED

NOTICE OF TRUSTEE'S SALE

2026 JUL -6 AM 8: 35

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Frank Burrell
COUNTY CLERK
FRANKLIN COUNTY, TX

1. Terms of Sale. Cash.
2. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust dated June 13th 2025 and recorded in real property records of Franklin County, Texas, Joseph Ramos and Milissa Ramos, grantor(s) and Jenny James Company, LLC., mortgagee.
3. Obligations Secured. Deed of Trust executed by Joseph Ramos and Milissa Ramos, securing the payment of the indebtedness's in the original principal amount of \$136,900, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Jenny James Company, LLC is the current mortgagee of the note and Deed of Trust. Nadia Boese, Rhett Boese and/or Jennifer Boese are appointed as Substitute Trustee (s).
4. Property to Be Sold. The property to be sold is described as follows:

Beginning at a point for corner near the center of Franklin County Road SE 3370, same being in the north boundary line of the above mentioned 10.00 acre tract, same also being the northeast corner of a 1.00 acre Parcel 3 this day surveyed out of the said 10.00 acre tract, same also being in the south boundary line of 102.47 acre Tract Twelve conveyed to the Purley Gates Ranch and recorded in volume 239, Page 367 of the Deed Records of said county, said point of beginning lies south 88 deg. 22 min. 46 sec. East, 295.41 feet from a ½ inch steel rod found at the northwest corner of the above mentioned 10.00 acre tract, a 3/8 inch steel rod set with a cap marked "Noble" for a witness bears South 1 deg. 15 min. 30 sec. west, 15.00 feet;

Thence South 88 deg. 22 min. 46 sec. East, along the north boundary line of the above mentioned 10.00 acre tract and with a line running near the center of Franklin County Road SE 3370, a distance of 116.35 to a point for corner at the northwest corner of a 1.00 acre Parcel 5 this day surveyed out of the said 10.00 acre tract, a 3/8 inch steel rod set with a cap marked "Noble" for a witness bears South 1 deg. 15 min. 30 sec. West, 15.00 feet;

Thence South, 1 deg. 15 min. 30 sec. West, 374.40 feet to a 3/8 inch steel rod set with a cap marked "Noble" in the south boundary line of the said 10.00 acre tract, same being the southwest corner of said 1.00 acre Parcel 5;

Thence North 88 deg. 22 min. 46 sec. West, along the south boundary line of the said 10.00 acre tract, 116.35 feet to a 3/8 inch steel rod set with a cap marked "Noble" at the southeast corner of a 1.00 acre Parcel 3;

Thence North 1 deg. 15 min. 30 sec. East, along the east boundary line of the said 1.00 acre Parcel 3, a distance of 374.40 feet to the place of beginning and containing 1.00 acre of land.

Also known as: 827 SE CR 3370 Winnsboro Tx 75494

Date: August 4th 2026

Earliest Time Sale Will Begin: 11 a.m.

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

The foreclosure sale will be conducted in the area designated by Franklin County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Jennifer Boese, Trustee
661 E Main St #200-264
Midlothian, Texas 76065

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