

FILED
AT 10:20 CLOCK A.M.

OCT 23 2025

NINFA PREDDY
CLERK OF COUNTY COURT, CROCKETT CO., TX
BY VVC DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 140748-TX

Date: October 17, 2025

County where Real Property is Located: Crockett

ORIGINAL MORTGAGOR: SALVADOR RAMOS AND NAOMI B. RAMOS

ORIGINAL MORTGAGEE: UNITED STATES OF AMERICA ACTING THROUGH THE RURAL
HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES
DEPARTMENT OF AGRICULTURE

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or
successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 7/7/2020, RECORDING INFORMATION: Recorded on 7/10/2020, as Instrument No.
00000174015 in Book 886 Page 262

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL OF LOT 28, CROCKETT HEIGHTS
ADDITION, CROCKETT COUNTY TEXAS; OUT OF A SUBDIVISION OF AN 11.10 ACRE TRACT
WITHIN SURVEY 69, BLOCK GH, DESCRIBED BY METES AND BOUNDS IN CROCKETT COUNTY
DEED RECORDS IN VOLUME 218, PAGE 9, AS PARCEL 3 (TRACT A 100-3), AND AS SET OUT IN
PLAT PREPARED BY J. A. CONKING, REGISTERED PUBLIC SURVEYOR, SAN ANGELO TEXAS,
AND APPROVED BY THE COMMISSIONERS COURT OF CROCKETT COUNTY, TEXAS, BY M.
BROCK JONES, COUNTY JUDGE, ON THE 14TH DAY OF JUNE, 1965, AND RECORDED IN PLAT
CABINET A, SIDE 49, PLAT RECORDS OF CROCKETT COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/2/2025, the foreclosure sale will be conducted in
Crockett County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the
Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the
Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage
Servicer, is representing the Mortgagee, whose address is:

United States of America acting through the Rural Housing Service or successor agency, United States Department
of Agriculture



5

Matter No.: 140748-TX

c/o Dawson's Management - USDA
1455 Pleasant Hill Rd, Ste 206, Mailbox 209
Lawrenceville, GA 30044

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

*Postel By
JWH
10-23-25*

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036