

#10

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

# Notice of Foreclosure Sale

February 24, 2024

2024 MAR -8 AM 10:49

Deed of Trust ("Deed of Trust"):

Dated: May 18, 2022

Grantor: Ilario Jimenez

Trustee: Jack Gurley

Lender: RH Lending, A Series of Republic Heritage, LLC

Recorded in: Clerk's file no. 00136100, Volume 2191 Page 411 of the real property records of Hill County, Texas.

Legal Description: All that certain lot, tract or parcel of land being Lot 89, White Bluff 4 Subdivision, Hill County, Texas, in accordance with the plats recorded in Slide B-131 and Slide A-132, Hill County Plat Cabinet Records.

Secures: Promissory Note ("Note") in the original principal amount of \$6,500.00 executed by Ilario Jimenez ("Borrower") and payable to the order of Lender.

### Foreclosure Sale:

**Date:** April 2, 2024

**Time:** The sale of the Property will be held between the hours of 11:00 A.M. and 2:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin 11:00 a.m. and not later than three hours thereafter.

**Designated Area:** East Door of the Hill County Courthouse, 1 N. Waco St., Hillsboro, Texas 76645, or in the area designed by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that RH Lending, A Series of Republic Heritage, LLC's bid may be by credit against the indebtedness of secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, RH Lending, A Series of Republic Heritage, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of RH Lending, A Series of Republic Heritage, LLC election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with RH Lending, A Series of Republic Heritage, LLC rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described

above, the Deed of Trust, and applicable Texas law.


If RH Lending, A Series of Republic Heritage, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by RH Lending, A Series of Republic Heritage, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.

  
Jack Gurley, Trustee  
RH Lending, A Series of Republic Heritage, LLC  
130 N. Preston Rd. Suite 546  
Prosper, Texas 75078-9808  
Telephone (346) 279-1474