

24TX577-0011
136 LEON EVANS ST, TRINITY, TX 75862

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:

BEING ALL OF LOTS 54,55,56,65,66,67, & 68, OF BRANTON ADDITION, AN ADDITION OF THE CITY OF TRINITY, TRINITY COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 223, PLAT RECORDS OF TRINITY COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated February 8, 2021 and recorded on February 22, 2021 as Instrument Number 186556 in the real property records of TRINITY County, Texas, which contains a power of sale.
- Sale Information: August 06, 2024, at 1:00 PM, or not later than three hours thereafter, at the center steps of the Trinity County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by CAJUAN C. SMITH AND SHAYKEATHIA M. SMITH secures the repayment of a Note dated February 8, 2021 in the amount of \$150,628.00. AMCAP MORTGAGE, LTD, whose address is c/o AmCap Mortgage, LTD, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and AmCap Mortgage, LTD is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED
at 2:30 o'clock P M


MAY 13 2024

SHASTA BERGMAN
COUNTY CLERK, TRINITY COUNTY, TEXAS
[Signature]

Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Amy Oian, Kathleen Adkins, Michael Kolak, Harriett Fletcher, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Amy Oian, Kathleen Adkins, Michael Kolak, Harriett Fletcher, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 13th day of May, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TRINITY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).