

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 07/01/2025

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Trinity County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/23/2020 and recorded in the real property records of Trinity County, TX and is recorded under Clerk's File/Instrument Number 186399, Book 1056, Page 448, with Kristin Draemer (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Sun West Mortgage Company, Inc mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Kristin Draemer, securing the payment of the indebtedness in the original amount of \$81,496.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Sun West Mortgage Company, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THE FOLLOWING DESCRIBED PROPERTY LOCATED IN TRINITY COUNTY, TEXAS, TO-WIT:

LOT 7, BLOCK 14, SECTION 2 OF WESTWOOD SHORES SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET A, SLIDE 144, OF THE PLAT RECORDS OF TRINITY COUNTY, TEXAS.

8:15 FILED at o'clock A M

APR 30 2025

SHASTA BERGMAN
COUNTY CLERK TRINITY CO. TEXAS
BY *[Signature]* Deputy

[Large Signature]

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Sun West Mortgage Company Inc, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Sun West Mortgage Company, Inc.
18303 Gridley Road
Cerritos, CA 90703

Sharon Pierre

SUBSTITUTE TRUSTEE

Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre,
OR AUCTION.COM OR AUCTION.COM OR Kirk
Schwartz, Esq. or Carson Emmons, Esq. c/o
Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Sharon St. Pierre, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 30, 2025 I filed at the office of the Trinity County Clerk and caused to be posted at the Trinity County courthouse this notice of sale.

Sharon Pierre

Declarants Name: Sharon St. Pierre

Date: April 30, 2025