

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 8, 2021, CAJUAN C. SMITH AND SHAYKEATHIA M. SMITH, A MARRIED COUPLE, executed a Deed of Trust/Security Instrument conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 186556 , in Book 1057, at Page 0196, in the DEED OF TRUST OR REAL PROPERTY RECORDS of TRINITY COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at On the center steps of the Trinity County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court in **TRINITY COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate 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.

Property Address: 136 LEON EVANS ST, TRINITY, TX 75862
Mortgage Servicer: NATIONSTAR
Noteholder: CROSSCOUNTRY MORTGAGE, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 14 day of August, 2025.

Sharon Pierre

Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Heather Golden, Allan Johnston, David Sims, Robert La Mont, Marinosci Law Group PC

at 3:45 FILED P o'clock _____ M
AUG 14 2025

SHASTA BERGMAN
COUNTY CLERK TRINITY CO. TEXAS
By *Jametta Vintjens* Deputy

Substitute Trustee Address:
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300