

SUN WEST MORTGAGE COMPANY, INC. (SUW)  
RAZMINAS, STEPHANIE  
6918 FM 2947, QUINLAN, TX 75474

CONVENTIONAL  
Firm File Number: 25-043827

MAR 12 2026

**NOTICE OF TRUSTEE'S SALE**

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Becky Landrum*

WHEREAS, on November 20, 2014, STEPHANIE ANN RAZMINAS, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of HUNT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2014-15614, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, May 5, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in HUNT COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hunt, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A.S. SUMMERLIN SURVEY, ABSTRACT NO. 955, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM HOLLIS TAPP, ET UX, TO KATHY MAYO AS RECORDED IN VOLUME 1069, PAGE 288 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAMP STAMPED "STOVALL & ASSOC." FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID MAYO TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM WINNIE LOU ZOOK TO OLEN WHITT, ET UX, AS RECORDED IN VOL. 895, PG. 175 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING IN THE NORTH LINE OF F.M. HIGHWAY NO. 2947;

THENCE N. 89 DEG. 48 MIN. 00 SEC. W. WITH THE NORTH LINE OF SAID HIGHWAY, A DISTANCE OF 374.80 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID MAYO TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM CRAIG MARONEY TO DEAN CONVERSE AS RECORDED IN VOL. 224, PG. 469 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;

THENCE N. 00 DEG. 13 MIN. 06 SEC. E. WITH THE COMMON LINE BETWEEN SAID MAYO TRACT AND SAID CONVERSE TRACT, A DISTANCE OF 727.12 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID MAYO TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID CONVERSE TRACT;

THENCE S. 88 DEG. 17 MIN. 18 SEC. E. WITH THE NORTH LINE OF SAID MAYO TRACT, A DISTANCE OF 377.77 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID MAYO TRACT, SAID POINT ALSO BEING IN THE NORTHWEST CORNER OF SAID WHITT TRACT;

THENCE S. 00 DEG. 26 MIN. 43 SEC. W. WITH THE COMMON LINE BETWEEN SAID MAYO TRACT AND SAID WHITT TRACT, A DISTANCE OF 717.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.237 ACRES OF LAND.

Property Address: 6918 FM 2947  
QUINLAN, TX 75474  
Mortgage Servicer: SUN WEST MORTGAGE COMPANY, INC.  
Mortgagee: SUN WEST MORTGAGE COMPANY, INC.  
18303 GRIDLEY ROAD  
CERRITOS, CA 90703

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.

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

SUBSTITUTE TRUSTEE  
Auction.com LLC  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day March 10, 2026.



By: \_\_\_\_\_  
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Attorneys for Sun West Mortgage Company, Inc.

**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 military service to the sender of this notice immediately.**