

A

RTS 969

Our Case No. 22-00657-FC-2

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF ERATH

Deed of Trust Date:
May 6, 2020

Property address:
500 W COUNTY ROAD 519
STEPHENVILLE, TX 76401

Grantor(s)/Mortgagor(s):
TRISTAN J. TRUAX, AN UNMARRIED PERSON

LEGAL DESCRIPTION: 4.00 acres tract of land out of the Henry Pearson Survey, Abstract No. 613, Erath County, Texas; being all of a certain 4.00 acres tract deeded to Michelle Lee Harris and Shane Walker Harris in Document No. 2016-01504 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of a certain 4.00 acres tract deeded to James A. Chapman and Connie Jane Chapman in Volume 649, Page 290 of the Deed Records of Erath County, Texas, and in the south line of a certain 380.38 acres tract deeded to Hollyfield Enterprises, Inc. in Document No. 2014- 02940 of said Official Public Records, for the northwest and beginning corner of this tract. Whence the northwest corner of said Henry Pearson Survey is called to bear S. 59 deg. 23 min. 27 sec. W. 725.9 feet.

Thence N. 58 deg. 55 min. 36 sec. E. 269.29 feet to a 3" steel post in the south line of said 380.38 acres tract and at the northwest corner of a certain 13.77 acres tract deeded to Margaret J. Stelter and Ryan Stelter in Document No. 2018-01967 of said Official Public Records, for the northeast corner of this tract.

Thence S. 30 deg. 26 min. 07 sec. E. 647.78 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said 13.77 acres tract and in the north line of Erath County Road No. 519, for the southeast corner of this tract.

Thence with the north line of said County Road, S. 59 deg. 23 min. 27 sec. W. 269.27 feet to a found 3/8" iron rod at the southeast corner of said Chapman 4.00 acres tract, for the southwest corner of this tract.

Thence leaving said County Road, N. 30 deg. 26 min. 07 sec. W. 645.60 feet to the place of beginning.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERIFIRST FINANCIAL INC ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: SEPTEMBER 6, 2022

Property County: ERATH

Original Trustee: ALLAN B. POLUNSKY

Recorded on: May 8, 2020
As Clerk's File No.: 2020-02445
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

POSTED
10:28 A.M. P.M.
JUN 13 2022
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By CW Deputy

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **SEPTEMBER 6, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Erath County Courthouse, 100 West Washington, Stephenville, TX 76401 as 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.

AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

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, June 10 2022

MARINOSCI LAW GROUP, P.C.

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 10th day of June 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023



