

Our Case No. 22-05024-FC

AUG 2 5 2022

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

Geritar Deuton COUNTY CLERK, CORYELL CO., TEXAS

THE STATE OF TEXAS COUNTY OF CORYELL

Deed of Trust Date: November 18, 2019 Property address: 703 N 19TH ST COPPERAS COVE, TX 76522

Grantor(s)/Mortgagor(s):
JOSEPH AGUIRRE, AND ANESSA RENEE AGUIRRE,
HUSBAND AD WIFE

LEGAL DESCRIPTION: Lot Eight (8) in Block Four (4), Northern Hills Addition to the City of Copperas Cove, Coryell County, Texas as shown by plat thereof recorded in Cabinet A, Slide 165, Plat Records, Coryell County, Texas

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

Current Mortgagee:
AMERIHOME MORTGAGE COMPANY, LLC

Property County: CORYELL

Recorded on: December 11, 2019 As Clerk's File No.: 322284 Mortgage Servicer:

AMERIHOME MORTGAGE COMPANY, LLC

Earliest Time Sale Will Begin: 10:00 AM

Date of Sale: OCTOBER 4, 2022

Original Trustee: THOMAS E. BLACK JR

Substitute Trustee:

Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Marinosci Law Group PC, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Alcena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jacon Spence

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

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 Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Marinosci Law Group PC, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jacon Spence, 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.



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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, OCTOBER 4, 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 Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528 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.

AMERIHOME 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 Unites 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, 8-77-27

MARINOSCI LAW GRO

SAMMY HOOD MANAGING ATTORNEY

THE STATE OF TEXAS COUNTY OF DALLAS

Before me, Paiscilla Moran - The undersigned officer, on this, the 22 day of ____ appeared SAMMY HOODA, I 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)

Notary Public for the State of TEXAS

Mx Commission Expires: 07 .00

Printed Name and Notary Public

Grantor:

AMERIHOME MORTGAGE COMPANY, LLC Return to: MARINOSCI LAW GROUP, P.C.

425 PHILLIPS BOULEVARD

PRISCILLA MICHELLE MORIN-FLORES Notary Public, State of Texas Comm. Expires 07-08-2025

Notary ID 133200230

EWING, NJ 08618 Our File No. 22-05024

MARINOSCI & BAXTER

14643 DALLAS PARKWAY, SUITE 750

DALLAS, TX 75254