

At 11:36 o'clock A M
Date 8.17.21

SAPAH VASQUEZ
County Clerk, Brewster County, TX
By [Signature] Deputy

Our File No. 21-02439

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF BREWSTER

Deed of Trust Date:
December 10, 2019

Property address:
4175 BERKELEY ST
ALPINE, TX 79830

Grantor(s)/Mortgagor(s):
SANTIAGO TORRES, SINGLE MAN

LEGAL DESCRIPTION: Lot Four (4), Block Two (2), SHEAR ADDITION to the City of Alpine, Brewster County, Texas, as the same appears in Plat Envelope No. 178, Plat Records on File in the office of the County Clerk of Brewster County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR UNITED HERITAGE CREDIT
UNION

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: SEPTEMBER 7, 2021

Property County: BREWSTER

Original Trustee: BUDDY SCHROEDER

Recorded on: December 12, 2019
As Clerk's File No.: 109275
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee: FREDERICK BRITTON, FAITH FLORES, ROBERT GOMEZ, MATT HANSEN, ALEENA LITTON, RAYMOND PEREZ, SHELLEY NAIL, DONNA TROUT, KRISTINA MCCRARY, KIRK MEADE, LAURA SOTELO, DAVID CARRILLO, JOHN MCCARTHY, SHELLY HENDERSON

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 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 FREDERICK BRITTON, FAITH FLORES, ROBERT GOMEZ, MATT HANSEN, ALEENA LITTON, RAYMOND PEREZ, SHELLEY NAIL, DONNA TROUT, KRISTINA MCCRARY, KIRK MEADE, LAURA SOTELO, DAVID CARRILLO, JOHN MCCARTHY, SHELLY HENDERSON, 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 7, 2021** 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. 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 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. 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 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, August 11, 2021

MARINOSCI LAW GROUP, PC

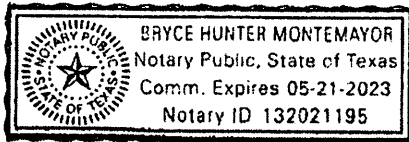
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor, the undersigned officer, on this, the 11 day of August 2021, 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: 5-21-2023
Bryce Hunter Montemayor
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 21-02439

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

Posted by Shelley Naji
8/17/2021