

Our File No. 20-06396

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

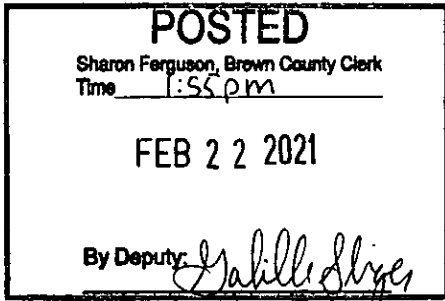
THE STATE OF TEXAS
COUNTY OF BROWN

Deed of Trust Date:
February 2, 2018

Property address:
614 OAKPARK DRIVE
BROWNWOOD, TX 76801

Grantor(s)/Mortgagor(s):
LORNA G. KNIGHT AND DOTTIE KNIGHT,
MARRIED TO EACH OTHER AS JOINT
TENANTS

LEGAL DESCRIPTION: All of that certain 0.633 acre lot, or parcel of land being known as Lot NO. 8, of Block One, of the Oakdale Estates Addition, to the City of Brownwood, Brown County, Texas, said addition being of record in Volume 2, Page 221, of the Plat Records of Brown County, Texas, and being the same land as conveyed by deed from Kenneth B. Goodner, et. ux. to Norman C. Tinkler, dated August 31, 19990, being of record in Volume 1063, Page 379, of the Real Property Records of Brown County, Texas, and is further described as follows; Beginning at a 1/2" iron rod set by a pencil rod found in the northeasterly line of Oakpark Drive being the West Corner of Lot No. 8, for the West Corner of this; Thence N 45-00 E, with rh northerly line of said Lot No. 8, 229.9 feet to a 1/2' iron rod set at a fence corner post, being the North Corner of said Lot No. 8, for the North Corner of this; Thence; S 45-16 E, 120.0 feet to a 1/2" iron rod being the East Corner of said Lot No. 8, for the East Corner of this; Thence S 45-01 W, 230.5 feet to a 1/2" iron rod set by a pencil rod found in place in the northeasterly line of said Oakpark Drive, being the South Corner of said Lot NO. 8, for the South Corner of this; Thence N 45-00 W, with the northeasterly line of said Oakpark Drive, 119.9 feet to the place of beginning and calculated to contain 0.633 acre of land in area.



Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR
CONGRESSIONAL BANK

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: APRIL 6, 2021

Property County: BROWN

Original Trustee: BLACK, MANN & GRAHAM, L.L.P.

Recorded on: February 5, 2018
As Clerk's File No.: 1800753
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee: MARINOSCI LAW GROUP, P.C., LINDA J. REPPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, LINDA J. REPPERT, HOWARD WHITNEY, SUBSTITUTE TRUSTEES

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 MARINOSCI LAW GROUP, P.C. (LINDA J. REPPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, LINDA J. REPPERT, HOWARD WHITNEY, SUBSTITUTE TRUSTEES, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the~~

Linda J. Reppert
Substitute Trustee

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, APRIL 6, 2021 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 County Courthouse 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, 29 January 2021

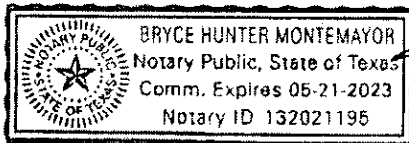
MARINOSCI LAW GROUP, P.C.
By: [Signature]
CHRISTOPHER K. BAXTER
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor the undersigned officer, on this, the 29 day of January 2021, personally appeared CHRISTOPHER K. BAXTER, 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. 20-06396

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

POSTED
Sharon Ferguson, Brown County Clerk
Time 1:55 pm
FEB 22 2021
By Deputy: [Signature]

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 2100719

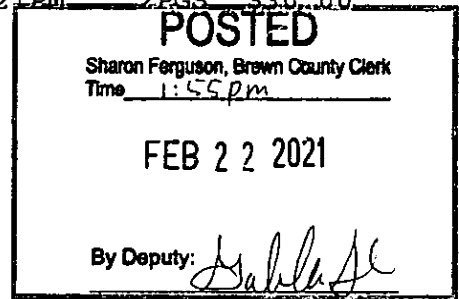
FILED FOR REGISTRATION FEBRUARY 03, 2021 02:21PM 2 PGS \$30.00

SUBMITTER: MARINOSCI LAW GROUP

RETURN TO:

MARINOSCI LAW GROUP
14643 DALLAS PARKWAY
SUITE 750
DALLAS TX 75254

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I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

ME