

POSTED

DATE 3/5/24
8:45 A.M. _____ P.M.

FILED FOR RECORD
8:40 A.M. _____ P.M.

BY Michelle Reynolds
KS Deputy

Our Case No. 22-02781-FC-5

MAR 05 2024

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

Michelle Reynolds
COUNTY CLERK
SOMERVELL COUNTY, TEXAS
BY KS DEPUTY

THE STATE OF TEXAS
COUNTY OF SOMERVELL

Deed of Trust Date:
June 22, 2020

Property address:
104 ARAPHO COURT
GLEN ROSE, TX 76043

Grantor(s)/Mortgagor(s):
ANDREW JAMES BARRICKS, HANNAH BARRICKS
HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT 11 OF CACTUS CREEK ADDITION TO THE CITY OF GLEN ROSE, SOMERVELL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGE 118 OF THE REAL RECORDS OF SOMERVELL COUNTY, TEXAS AND BEING A PART OF BLOCK 45 OF THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT 136, IN SOMERVELL 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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: MAY 7, 2024

Property County: SOMERVELL

Original Trustee: THOMAS E. BLACK, JR.

Recorded on: June 29, 2020
As Clerk's File No.: 20201097
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Angela Cooper, Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(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 Angela Cooper, Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, 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, MAY 7, 2024** 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 Somervell County Courthouse, 107 N.E. Vernon, Glen Rose, TX 76043 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, *March 4, 2024*

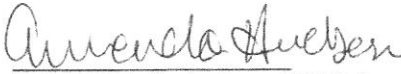
MARINOSCI LAW GROUP, PC

By: 
SAMMY HOODA
MANAGING ATTORNEY

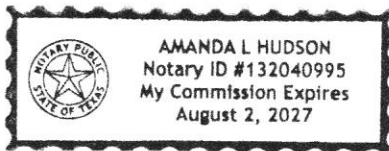
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Amanda Hudson*, the undersigned officer, on this, the 4 day of March 2024, 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)


Notary Public for the State of TEXAS

My Commission Expires: 8-2-2027
Amanda Hudson
Printed Name and Notary Public



Grantor: AMERIHOM MORTGAGE COMPANY, LLC Return to: MARINOSCI LAW GROUP, P.C.
425 PHILLIPS BOULEVARD MARINOSCI & BAXTER
EWING, NJ 08618 16415 Addison Road, Suite 725
Our File No. 22-02781 Addison, TX 75001