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Our Case No. 22-02194-FC-2

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

THE STATE OF TEXAS
COUNTY OF LIBERTY

Deed of Trust Date:
August 6, 2020

Property address:
416 FRIERY ST
DAYTON, TX 77535

Grantor(s)/Mortgagor(s):
JASON DAVIS, UNMARRIED MAN

LEGAL DESCRIPTION: THE FOLLOWING DESCRIBED SEAL PROPERTY, TO-WIT LOT THREE (3) AND THE NORTH 7.5 FEET OF LOT FOUR (4), IN BLOCK 'D', OF WEST ACRES EXTENSION, AN ADDITION TO THE TOWN OF DAYTON IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 164 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOME MORTGAGE COMPANY, LLC

Date of Sale: FEBRUARY 7, 2023

Property County: LIBERTY

Original Trustee: THOMAS F. BLACK, JR

Recorded on: August 12, 2020
As Clerk's File No.: 2020024882

Mortgage Servicer:
AMERIHOME MORTGAGE COMPANY, LLC

Substitute Trustee:
Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford

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 Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, 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, **FEBRUARY 7, 2023** 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 Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575 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. November 11, 2022

MARINOSCI LAW GROUP, P.C.

By: 
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Kristina Richardson the undersigned officer, on this, the 11th day of November 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)




Notary Public for the State of TEXAS

My Commission Expires: 7-19-2026
Kristina Richardson
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 14643 DALLAS PARKWAY, SUITE 750
Our File No. 22-02194 DALLAS, TX 75254

1145 A

Handwritten signature

Our Case No. 20-00634-FC-2

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

THE STATE OF TEXAS
COUNTY OF LIBERTY

Deed of Trust Date:
November 14, 2016

Property address:
1701 SOUTHLINE ST
CLEVELAND, TX 77327-0000

Grantor(s)/Mortgagor(s):
MICHAEL V. LOPEZ, JOINED HEREIN PRO FORMA BY
HIS WIFE, JOZETTE L. LOPEZ

LEGAL DESCRIPTION: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.453 ACRES SITUATED IN THE JOSEPH FENNER SURVEY, ABSTRACT No. 441, LIBERTY COUNTY, TEXAS, AND BEING ALL OF A CALLED 100 FOOT BY 131 FOOT TRACT AS RECORDED IN VOLUME 565, PAGE 478, DEED RECORDS LIBERTY COUNTY, TEXAS AND ALL OF A CALLED 50 FOOT BY 131 FOOT TRACT AS RECORDED IN VOLUME 653, PAGE 124, DEED RECORDS LIBERTY COUNTY, TEXAS; SAID 0.453 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING at a point in the north margin of South line Street and the east margin of Shell Street (50' R.O.W. per Volume 9, Page 23, Map Records Liberty County, Texas) for the southwest corner of this herein described tract, from which a found 3/4 inch iron pipe bears: South 86 degrees 38 minutes 52 seconds West, a distance of 3.8 feet; THENCE North 03 degrees 22 minutes 31 seconds West, a distance of 150.05 feet (called North, a distance of 150 feet) With the east margin of said Shell Street, same being the west line of said 100 foot by 131 foot tract and said 50 foot by 131 foot tract to a 1/2 inch Iron rod found for the northwest corner of this herein described tract, from which a found 3/4 inch iron pipe bears: South 85 degrees 03 minutes West, a distance of 3.9 feet; THENCE North 86 degrees 34 minutes 18 seconds East, a distance of 131.21 feet (called East, a distance of 131 feet) With the north line of said 50 foot by 131 foot tract, same being the south line of Lot 7, Block 3 of Fanner Addition, as recorded in Volume 9, Page 23, Map Records Liberty County, Texas to a 3/4 inch iron pipe found for the northeast corner of this herein described tract, from which a found 5/8 inch iron rod with cap bears: South 87 degree 18 minutes West, a distance of 4.1 feet; THENCE South 03 degrees 27 minutes 02 seconds East, a distance of 150.23 feet (called South, a distance of 150 feet) with the east line of said 50 foot by 131 foot tract and said 100 foot by 131 foot tract, same being the west line of a portion of a called 20 acre tract as recorded in Volume 283, Page 67, Deed Records Liberty County, Texas to a 3/4 inch iron pipe found in the north margin of said Southline Street for the southeast corner of this herein described tract, THENCE South 86 degrees 38 minutes 52 seconds West, a distance of 131.41 feet (called West, a distance of 131 feet) with the north margin of said Southline Street, same being the south line of said 100 foot by 131 foot tract to the POINT OF BEGINNING and containing 0.453 acres

Original Mortgage:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SWBC MORTGAGE CORP. ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgage:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: FEBRUARY 7, 2023

Property County: LIBERTY

Original Trustee: EDWARD KERSHNER

Recorded on: November 16, 2016
As Clerk's File No.: 2016020380
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee: *Tommy Jackson*
Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez, Marinosci Law Group PC

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



4764989

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 Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez, 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, **FEBRUARY 7, 2023** 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 Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575 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.

PENNYMAC LOAN SERVICES, 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, 11/11/22

MARINOSCI LAW GROUP, PC

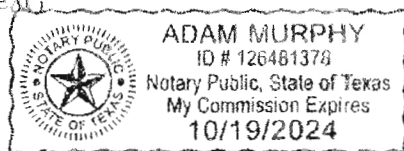
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 11 day of NOV, 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: 10-19-24
ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 20-00634

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