

Our Case No. 21-02542-FC

FILED FOR RECORD

2023 MAY 25 PM 12:27

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *En Fullman*

THE STATE OF TEXAS
COUNTY OF HARDIN

Deed of Trust Date:
June 22, 2018

Property address:
140 ISOM STREET
LUMBERTON, TX 77657

Grantor(s)/Mortgagor(s):
ASHLEY L. GUIDRY AND LESLIE J. GUIDRY, WIFE
AND HUSBAND

LEGAL DESCRIPTION: Being a 0.6172 acre tract or parcel of land situated in the Elisha Duncan League, Abstract No. 14, Hardin County, Texas and being out of and part of Block 17 of the Village Mills Company Subdivision, a subdivision of the City of Lumberton, Hardin County, Texas, according to the plat thereof recorded in Volume 2, Page 43, Plat Records, Hardin County, Texas and being all of Lots 19 and 20 of the Jimmie B. Weaver Subdivision, a subdivision of the City of Lumberton, Hardin County, Texas, according to the plat thereof recorded in Volume 3, Page 75, Plat Records, Hardin County, Texas and being all of those certain two tracts, identified as Lot 19 and Lot 20, as described in a "Warranty Deed with Vendor's Lien" from Thomas Gordon Davis and spouse, Laura Marie Davis to Daniel James Ward and spouse, Rebecca Christine Ward as recorded in Inst No. 2015-60706, Official Public Records, Hardin County, Texas, said 0.6172 acre tract being more particularly described as follows; NOTE: All bearings are referenced to the North line of the said Lot 20 as NORTH 90°00'00" EAST as recorded in the above referenced Ins No. 2015-60706, Official Public Records, Hardin County, Texas. BEGINNING at a 1/2" iron rod found for the Northwest corner of the tract herein described, said corner being the Northwest corner of the said Lot 20 and the Northeast corner of Lot 21 of the said Jimmie B. Weaver Subdivision, the same being the Northeast corner of that certain called 1.076 acre tract of land as described in a "General Warranty Deed" from Shawn L. Dunnigan and Jamie Dunnigan, husband and wife, to Lumberton Eye Center, P.L.L.C. as recorded in Inst No. 2015-58735, Official Public Records, Hardin County, Texas and being in the South right-of-way line of Isom Street (also known as Isom Drive) (based on a width of 50 feet; THENCE NORTH 90°00'00" EAST, along and with the South right-of-way line of Isom Street and the North line of the said Lot 20, for a distance of 99.99 feet to 3/4" iron pipe found for corner, said corner being the Northeast corner of the said Lot 20 and the Northwest corner of the said Lot 19. THENCE NORTH 89°58'59" EAST, along and with the South right-of-way line of Isom Street and the North line of the said Lot 19, for a distance of 99.78 feet to a 1/2" iron rod in concrete found for corner, said corner being the Northeast corner of the said Lot 19 and the Northwest corner of Lot 18 of the said Jimmie B. Weaver Subdivision, the same Subdivision, the same being the Northwest corner of that certain tract of land identified as Lot 18 as described in a "Deed of Gift" from Ray Tyrone and wife Cindy Tyrone to Denise Doris Whatley, Beverly Tyrone Welch and Patricia Tyrone Fisher as recorded in Volume 1326, Page 241, Official Public Records, Hardin County, Texas; THENCE SOUTH 00°08'53" EAST, along and with the boundary between the tract herein described and the said Turner tract, the same being the South line of the said Lot 19, for a distance of 99.81 feet to a 1" iron pipe found for corner, said corner being the Southwest corner of the said Lot 19, the Southeast corner of the said Lot 20, the Northwest corner of the said Turner tract and the Northeast corner of that certain called 0.3332 acre tract of land as described in a "General Warranty deed with Vendor's Lien" from Johnny R. White and Kathy D. White to Jared Bush as recorded in Book 1532, Page 809, Official Public Records, Hardin County, Texas; THENCE SOUTH 89°59'36" WEST, along and with the boundary between the tract herein described and the said Bush tract, the same being the South line of the said Lot 20, for a distance of 99.96 feet to a wood fence post found for corner, said corner being the Southwest corner of the said Lot 20 and the Southeast corner of the said Lot 21, the same being the Southeast corner of the said 1.076 acre Lumberton Eye Center, P.L.L.C. tract and the Northwest corner of the said Bush tract and the Northeast corner of that certain tract of land as described in a "General Warranty Deed with Vendor's Lien in Favor of Third Party" from Troy Robinson and Brittany Robinson to James G. Sterling as recorded in Inst No. 2011-20071, Official Public Records, Hardin County, Texas; THENCE NORTH 00°09'05" WEST, along and with the boundary between the tract herein described and the said 1.076 acre Lumberton Eye Center, P.L.L.C. tract, the same being the common line between the said Lots 20 and 21, for a distance of 134.62 feet to the POINT OF BEGINNING and containing 0.6172 Acres, more or less.

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

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: AUGUST 1, 2023

Property County: HARDIN

Original Trustee: RICHARD A. RAMIREZ

Recorded on: July 3, 2018
As Clerk's File No.: 2018-86511
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks, Stephanie Hernandez, 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 Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks, 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, AUGUST 1, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 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 Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 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, *May 19th, 2023*

MARINOSCI LAW GROUP, PC

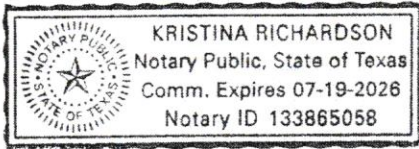
By: 
SAMMY HOODA
MANAGING ATTORNEY

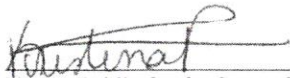
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Kristina Richardson, the undersigned officer, on this, the 19th day of May 2023, 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
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 21-02542

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001