

STAYS IN FILE



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202240155

Our Case No. 22-01432-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF TRAVIS

Deed of Trust Date:
March 16, 2020

Property address:
15200 HARKNESS PASS
AUSTIN, TX 78725

Grantor(s)/Mortgagor(s):
WILMER SANCHEZ ZUNIGA, SINGLE MAN

LEGAL DESCRIPTION: Lot 8, Block Z, of AUSTIN'S COLONY SECTION 11, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201800270 of the Official Public Records of Travis County, Texas

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: JUNE 7, 2022

Property County: TRAVIS

Original Trustee: MEWAEL GHEBREMICHAEL

Recorded on: March 17, 2020
As Clerk's File No.: 2020044176
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
David Ackel, Travis Kaddatz, Sara Edgington, Colette
Mayers, Thomas Gilbraith, C Jason Spence, Aarti Patel,
Dylan Ruiz, Violet Nunez, Shawn Schiller, Ramiro Cuevas,
Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew
Hansen, Auction.com, Michelle Jones, Angela Zavala,
Richard Zavala Jr., Sharlet Watts, 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 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 David Ackel, Travis Kaddatz, Sara Edgington, Colette Mayers, Thomas Gilbraith, C Jason Spence, Aarti Patel, Dylan Ruiz, Violet Nunez, Shawn Schiller, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Michelle Jones, Angela Zavala, Richard Zavala Jr, Sharlet Watts, 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, JUNE 7, 2022 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 Travis County Courthouse, 1000 Guadalupe Street, Austin, TX 78701 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, March 22nd 2022

MARINOSCI LAW GROUP, PC

By: [Signature]

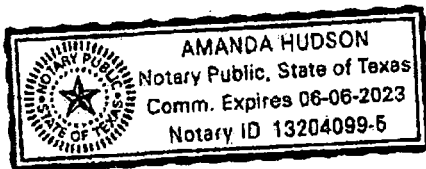
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson the undersigned officer, on this, the 22nd day of March 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)



Amanda Hudson
Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023

Amanda Hudson
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 22-01432

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Ra
Rebecca Guerrero, County Clerk
Travis County, Texas

202240155

Mar 24, 2022 08:02 AM

Fee: \$3.00

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