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202240125

Our Case No. 22-01277-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**THE STATE OF TEXAS
COUNTY OF TRAVIS**Deed of Trust Date:**
July 31, 2018**Property address:**
4113 GODWIT DRIVE
PFLUGERVILLE, TX 78660**Grantor(s)/Mortgagor(s):**
IZZAT BEG, AN UNMARRIED MAN, AND ABDUL BAIG
AND SADIA BAIG, HUSBAND AND WIFE**LEGAL DESCRIPTION:** Lot 28, Block "A", of The Park at Blackhawk VI Section 5, a subdivision in Travis County, Texas, according to the map or plat recorded under Document Number 201600137, of the Official Public Records of Travis County, Texas.**Original Mortgagee:**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ASSURANCE FINANCIAL GROUP, LLC, ITS SUCCESSORS AND ASSIGNS**Earliest Time Sale Will Begin:** 10:00 AM**Current Mortgagee:**
AMERIHOM MORTGAGE COMPANY, LLC**Date of Sale:** MAY 3, 2022**Property County:** TRAVIS**Original Trustee:** MICHAEL L. RIDDLE**Recorded on:** August 2, 2018
As Clerk's File No.: 2018122514
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, Gary Corcnblum, 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, Gary Corcnblum, 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, **MAY 3, 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.

AMERIHOMEMORTGAGE 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, 3/8/22

MARINOSCI LAW GROUP, PC

By: [Signature]

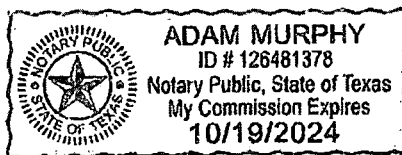
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 8 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)



Notary Public for the State of TEXAS

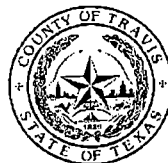
My Commission Expires: 10-19-24

ADAM MURPHY
Printed Name and Notary Public

Grantor: AMERIHOMEMORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 22-01277

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

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



[Signature]
Rebecca Guerrero, County Clerk
Travis County, Texas

202240125

Mar 10, 2022 09:22 AM

Fee: \$3.00

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