

Our Case No. 22-05513-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF CHAMBERS

Deed of Trust Date:
April 29, 2016

Property address:
5127 TIMBER CREEK AVE
BAYTOWN, TX 77523

Grantor(s)/Mortgagor(s):
JESSICA MITCHELL, A SINGLE WOMAN

LEGAL DESCRIPTION: Lot 27, In Block 6, of FINAL PLAT OF CREEKSIDE AT COTTON CREEK, PHASE I, a subdivision in Chambers County, Texas, according to the map or plat thereof, recorded in Volume 2006, Page 16596 of the Plat Records of Chambers County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
SUCCESS MORTGAGE PARTNERS, INC. DBA SMP
MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: MARCH 7, 2023

Property County: CHAMBERS

Original Trustee: MALCOLM D GIBSON

Recorded on: May 2, 2016
As Clerk's File No.: RP -2016-182143
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee: *Tammie Jackson*
Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum,
Kristopher Holub, Joshua Sanders, Julian Perrine, Amy
Oian, Matthew Hansen, Jami Hutton, Aleena Litton, Alexis
Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci
Yeaman, 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 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, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, 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

UG-165-2022-3151



NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **MARCH 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 Chambers County Courthouse, 404 Washington Avenue, Anahuac, TX 77514 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, *December 9th 2022*

MARINOSCI LAW GROUP, P.C.

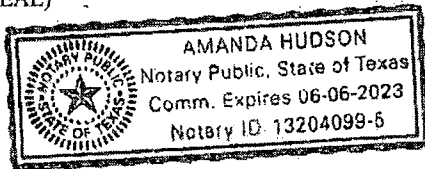
By: *[Signature]*
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Amanda Hudson*, the undersigned officer, on this, the *9th* day of *December* 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. 22-05513

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

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Chambers County
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Order#: 20221212000007
By: TW



Heather H. Hawthorne, County Clerk

Recorded: *[Signature]*