

Our Case No. 22-01430-FC

NO. _____ TIME 10:30 AM

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE** **MAR 31 2022**

DONECE GREGORY COUNTY CLERK
TYLER COUNTY, TEXAS
By [Signature]

THE STATE OF TEXAS
COUNTY OF TYLER

Deed of Trust Date:
July 26, 2017

Property address:
1385 COUNTY ROAD 2375
CHESTER, TX 75936

Grantor(s)/Mortgagor(s):
CAMERON VARING, A SINGLE PERSON

LEGAL DESCRIPTION: Field note description of a 0.515 acre tract of land situated in the G. Araujo League, Abstract 3, Tyler County Texas and being a part of a called 5.6 acre tract described in Volume 259 Page 463 Tyler County Deed Records (TCDR). The said 0.515 acre tract being the called 0.50 acre tract conveyed to Ethel Jane Lowe by correction deed recorded in Volume 583 Page 355 Official Public Records Tyler County (OPRTC). The said 0.515 acre tract being more particularly described as follows: Bearings are based on the north line of the Gerald Varing called 0.7418 acre tract described in Volume 907 Page 768 OPRTC, called S 78 deg 02' 56" W. All set 1/2" iron rods are capped "RPLS 5217". Beginning at a 1/2" iron rod found on the west right of way of County Road 2375 for the southeast corner of said 0.50 acre tract and most easterly northeast corner of a called 1.5845 acre tract conveyed to Bobbie G. Newman and Cameron K. Newman by deed recorded in Volume 1161 Page 910 OPRTC; Thence N 01 deg 06' 37" E 154.94 feet with the west right of way of County Road 2375 to a 1/2" iron rod found inside a 1" pipe for the northeast corner of said 5.6 acre tract and northeast corner of said 0.50 acre tract; Thence N 88 deg 22' 58" W 145.61 feet with the north line of said 0.50 acre tract and along with; the south line of the Katie Knox called 8.1 acre tract described in Volume 1088 Page 997 OPRTC and the north line of said 5.6 acre tract to a 1/2" iron rod found for the northwest corner of said 0.50 acre tract and most northerly northeast corner of said 1.5845 acre tract; Thence S 00 deg 32' 46" W 148.66 feet with the west line of 0.50 acre tract and most northerly east line of said 1.5845 acre tract to a 1/2" iron rod found for the southwest corner of said 0.50 acre tract and an all corner of said 1.5845 acre tract; Thence S 86 deg 02' 42" E 150.33 feet with the south line of said 0.50 acre tract and most easterly north line of said 1.5845 acre tract to the Place of beginning containing 0.515 acre of land more or less. These field notes are based on a plat and on the ground survey made by Donald E. Ogden. Registered Professional Land Surveyor No. 5217, June 7, 2017.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
AMERIHOMÉ MORTGAGE COMPANY, LLC

Date of Sale: JUNE 7, 2022

Property County: TYLER

Original Trustee: BRETT M SHANKS

Recorded on: July 27, 2017
As Clerk's File No.: 1172-710
Mortgage Servicer:
AMERIHOMÉ MORTGAGE COMPANY, LLC

Substitute Trustee:
Tommy Jackson, Ron Harmon, Keata Smith, Evan Press,
Amy Oian, Auction.com, Tiffany Beggs, Carolyn Ciccio,
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 Tommy Jackson, Ron Harmon, Keata Smith, Evan Press, Amy Oian, Auction.com, Tiffany Beggs, Carolyn Ciccio, 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 **01:00 PM** 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 Tyler County Courthouse, 100 West Bluff, Woodville, TX 75979 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, March 25th 2022

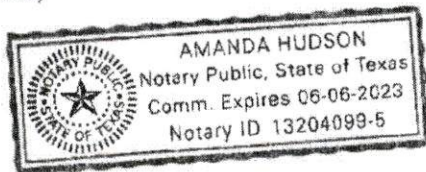
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY
[Signature]
Sub. Trustee

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 25th 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)



[Signature]
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 Return to: MARINOSCI LAW GROUP, P.C.
425 PHILLIPS BOULEVARD MARINOSCI & BAXTER
EWING, NJ 08618 14643 DALLAS PARKWAY, SUITE 750
Our File No. 22-01430 DALLAS, TX 75254