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Our Case No. 24-06824-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF HILL

Deed of Trust Date:
May 20, 2024

Property address:
108 PRIVATE ROAD 127
WHITNEY, TX 76692

Grantor(s)/Mortgagor(s):
RUSSELL AARON GIRSH, A SINGLE MAN

LEGAL DESCRIPTION: TRACT I: "LOT 3" FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE JOSEPH PUNCHARD SURVEY A-7 IN HILL COUNTY, TEXAS AND BEING KNOWN AS "LOT 3" OF THE CARACOLE SUBDIVISION, UNRECORDED. SAID LAND IS A PART OF THAT CERTAIN 0.259 ACRE TRACT DESCRIBED IN A DEED FROM BAKER FAMILY CONSTRUCTION LLC TO BAKER OPPORTUNITY PROPERTIES RECORDED IN VOLUME 2300, PAGE 370 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT 1/2" IRON ROD WITH CAP STAMPED "INCE RPLS #5175" FOUND IN THE SOUTH LINE OF LOT 34 OF THE TRIANGLE PARK SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 513, PAGE 827 OF THE DEED RECORDS OF HILL COUNTY AND IN THE NORTH LINE OF SAID 0.259 ACRE TRACT FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO WENDY MICHELLE CHADWICK RECORDED IN VOLUME 2300, PAGE 373 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE NORTHEAST CORNER OF SAID "LOT 3", SAID ROD BEING N51°35'21"W 90.14 FEET FROM A CHAIN LINK FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 0.259 ACRE TRACT; THENCE S28°17'31"W 84.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "INCE RPLS #5175" FOUND IN THE SOUTH LINE OF SAID 0.259 ACRE TRACT AND IN THE NORTH LINE OF HCPR #127 FOR THE SOUTHEAST CORNER OF SAID "LOT 3", SAID ROD BEING N51°38'28"W 90.28 FEET FROM A COTTON SPINDLE FOUND FOR THE SOUTHEAST CORNER OF SAID 0.259 ACRE TRACT; THENCE WITH THE NORTH LINE OF HCPR #127, N51°38'28"W 45.11 FEET TO A CHAIN LINK FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 0.259 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF SAID "LOT 3"; THENCE GENERALLY ALONG A CHAIN LINK FENCE, N28°21'01"E 84.92 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "INCE RPLS #5175" FOUND IN THE SOUTH LINE OF SAID LOT 34 FOR THE NORTHWEST CORNER OF SAID 0.259 ACRE TRACT AND FOR THE NORTHWEST CORNER OF SAID "LOT 3"; THENCE WITH THE NORTH LINE OF SAID 0.259 ACRE TRACT AND GENERALLY ALONG A CHAIN LINK FENCE, S51°35'21"E 45.03 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.086 ACRES OF LAND.

TRACT II (EASEMENT): SANITARY SEWER EASEMENT FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE JOSEPH PUNCHARD SURVEY A-7 IN HILL COUNTY, TEXAS AND BEING KNOWN AS A PART OF "LOT 4" OF THE CARACOLE SUBDIVISION, UNRECORDED. SAID LAND IS A PART OF THAT CERTAIN 0.259 ACRE TRACT DESCRIBED IN A DEED FROM TRACIE LYNN LUEKER AND SHERRITA KAYE NICHOLS TO BAKER WEALTH MANAGEMENT, LLC RECORDED IN VOLUME 2006, PAGE 292 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT 1/2" IRON ROD SET IN THE NORTH LINE OF HCPR #127 AND IN THE SOUTHWEST LINE OF SAID 0.259 ACRE TRACT FOR THE WEST CORNER OF SAID "LOT 4" AND FOR THE WEST CORNER OF THIS, SAID ROD BEING S50°45'00"E 45.11 FEET FROM A CHAIN LINK FENCE CORNER FOUND FOR THE WEST CORNER OF SAID 0.259 ACRE TRACT; THENCE WITH THE NORTHWEST LINE OF SAID "LOT 4", N29°10'05"E 52.89 FEET TO A WOOD PRIVACY FENCE CORNER OF THE NORTH CORNER OF THIS, SAID CORNER BEING S29°10'05"W 31.98 FEET FROM A 1/2" IRON ROD SET FOR THE NORTH CORNER OF SAID "LOT 4"; THENCE ALONG A WOOD PRIVACY FENCE, S06°11'28"E 18.89 FEET TO A WOOD PRIVACY FENCE CORNER FOR THE EAST CORNER OF THIS; THENCE ALONG A WOOD PRIVACY FENCE, S30°26'04"W 39.28 FEET TO A FENCE CORNER IN THE SOUTHWEST LINE OF SAID 0.259 ACRE TRACT, IN THE SOUTHWEST LINE OF SAID "LOT 4", AND IN THE NORTHEAST LINE OF HCPR #127 FOR THE SOUTH CORNER OF THIS, SAID CORNER BEING N50°45'00"W 80.00 FEET FROM A COTTON SPINDLE FOUND FOR THE SOUTH CORNER OF SAID 0.259 ACRE TRACT; THENCE WITH THE NORTHEAST LINE OF HCPR #127, N50°45'00"W 10.22 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.011 ACRES OF LAND.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
SUSSEK BANK, A STATE BANK, ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
AMERIHOMÉ MORTGAGE COMPANY, LLC

Date of Sale: APRIL 1, 2025

Property County: HILL

Original Trustee: MICHAEL H. PATTERSON

Recorded on: May 21, 2024
As Clerk's File No.: 00156725
Mortgage Servicer:
AMERIHOMÉ MORTGAGE COMPANY, LLC

Substitute Trustee:
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick
Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad
Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen,
Misty McMillan, Tiffney Bruton, Tionna Hadnot,
Auction.com, David Ray, Ashlee Luna, Donna Stockman,
Guy Wiggs, David Stockman, Michelle Schwartz, Janet
Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper,
Brenda Wiggs, Jeff Benton, Kathy Arrington, Marinosci Law
Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Brenda Wiggs, Jeff Benton, Kathy Arrington, 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, APRIL 1, 2025** 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 Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 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.

AMERIHOMÉ 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, 4/16/25

MARINOSCI LAW GROUP, P.C.

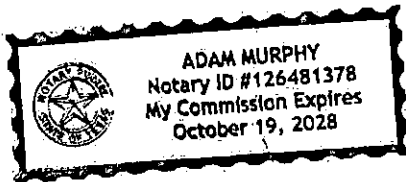
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 16 day of JAN 2025, 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: 10-19-28
ADAM MURPHY
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 24-06824

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