

Our Case No. 24-05686-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF COOKE

Deed of Trust Date:
February 2, 2022

Property address:
1183 COUNTY ROAD 220
GAINESVILLE, TX 76240

FILED FOR RECORD

25 JAN 14 AM 11:55

PAUL HARRISON
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY

Grantor(s)/Mortgagor(s):
ERIC CHRISTIANSEN, HUSBAND AND WIFE AND
STEPHANIE CHRISTIANSEN

LEGAL DESCRIPTION: FIELD NOTES TO 12.62 ACRES IN THE WILLIAM SLINGLAND SURVEY ABSTRACT 898, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the William Slingland Survey Abstract 898, Cooke County, Texas, being part of a 22.54 acre tract described in a deed from Cynthia Ann Low to Ralph S. Christiansen, et ux recorded in Volume 945, page 853 of the Cooke County Official Public Records, and being more particularly described as follows:

BEGINNING at a found steel pin at the Northwest corner of said 22.54 acre tract, common to the Southwest corner of a tract described in a deed to William Plumlee recorded in Volume 1168, page 232 of said Public Records, on the East line of a tract described in a deed to Sue Plumlee Hundt recorded in Volume 875, page 639 of said Public Records;

THENCE North 89 degrees 15 minutes 04 seconds East, a distance of 827.33 feet to a found steel pin at the Northeast corner of said 22.54 acre tract, common to the Southermost Southeast corner of said Plumlee tract, on the West line of a tract described in a deed to Marvin Redmon recorded in Volume 1011, page 788 of said Public Records;

THENCE South 00 degrees 00 minutes 33 seconds East, with the East line of said 22.54 acre tract, a distance of 574.43 feet to a found steel pin at the Southwest corner of said Redmon tract, common to the Northwest corner of a 6.75 acre tract described in a deed to Ralph S. Christiansen, et ux recorded in Volume 1207, page 676 of said Public Records;

THENCE South 05 degrees 49 minutes 12 seconds West, with the West line of said 6.75 acre tract, common to the East line of said 22.54 acre tract, a distance of 137.56 feet to a set steel pin;

THENCE North 80 degrees 14 minutes 13 seconds West, a distance of 234.13 feet to a set steel pin;

THENCE South 19 degrees 44 minutes 02 seconds West, a distance of 23.08 feet to a set steel pin;

THENCE North 74 degrees 10 minutes 52 seconds West, a distance of 129.79 feet to a set steel pin;

THENCE South 89 degrees 59 minutes 27 seconds West, a distance of 449.89 feet to a set steel pin on the West line of said 22.54 acre tract, common to said East line of said Hundt tract;

THENCE North 00 degrees 00 minutes 33 seconds West, with said common line, slightly East of a fence, a distance of 647.19 feet to the point of beginning containing 12.62 acres of land.

All that certain tract or parcel of land situated in the William Slingland Survey Abstract 898, Cooke County, Texas, being the same 20-foot wide access easement described in a deed to 22.54 acres from Cynthia Ann Low to Ralph S. Christiansen, et ux recorded in Volume 945, page 853 of the Cooke County Official Public Records, and being more particularly described as follows:

BEGINNING on the East line of said 22.54 acre tract, at the Northwest corner of a 6.75 acre tract described in a deed to Ralph S. Christiansen; et ux recorded in Volume 1207, page 676 of said Public Records, common to the Southwest corner of a tract described in a deed to Marvin Redmon recorded in Volume 1011, page 788 of said Public Records;

THENCE North 00 degrees 00 minutes 33 seconds West, with said East line, common to the West line of said Redmon tract, a distance of 20.24 feet to a corner;

THENCE South 81 degrees 07 minutes 20 seconds East, a distance of 680.36 feet to a corner;

THENCE North 04 degrees 34 minutes 40 seconds East, a distance of 250.09 feet to a corner;

THENCE North 89 degrees 30 minutes 17 seconds East, a distance of 930.60 feet to a corner in County Road 2117;

THENCE South 03 degrees 24 minutes 44 seconds East, in said County Road 2117, a distance of 20.03 feet to a corner;

THENCE South 89 degrees 30 minutes 17 seconds West, a distance of 913.32 feet to a corner;

THENCE South 04 degrees 34 minutes 40 seconds West, a distance of 253.35 feet to a corner;

THENCE North 81 degrees 07 minutes 20 seconds West, passing the Northeast corner of said 6.75 acre tract, and continuing a distance 698.79 feet to the point of beginning.



4832106

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

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: FEBRUARY 4, 2025

Property County: COOKE

Original Trustee: LLOYD REITER

Recorded on: February 8, 2022
As Clerk's File No.: 00001150
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick
Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie
Useton, Conrad Wallace, Tonya Washington, Meryl Olsen,
Misty McMillan, Tiffiney Bruton, Tionna Hadnot,
Auction.com, Terry Waters, Shelley Ortolani, Mary Mancuso,
Michele Hreha, Francesca Ortolani, Carol Dunmon, Chasity
Lewallen, Jane Kline, Payton Hreha, 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, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Useton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, Terry Waters, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Carol Dunmon, Chasity Lewallen, Jane Kline, Payton Hreha, 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, FEBRUARY 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 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 Cooke County Courthouse, 101 South Dixon, Gainesville, TX 76240 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, 1/6/25

MARINOSCI LAW GROUP, P.C.

By: 

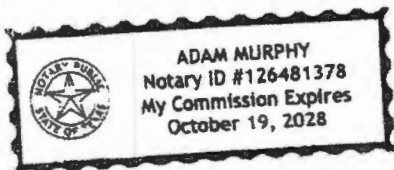
SAMMY HOODA
MANAGING ATTORNEY


THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 6 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)




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. 24-05686

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