

Our Case No. 22-05130-FC-2

FILED FOR RECORD
IN MY OFFICE
AT 12:49 O'CLOCK P M

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

JAN 30 2024

THE STATE OF TEXAS
COUNTY OF PANOLA

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY *JM* DEPUTY

Deed of Trust Date:
October 25, 2019

Property address:
408 COUNTY ROAD 279
CARTHAGE, TX 75633

Grantor(s)/Mortgagor(s):
MICHAEL ANDERSON BESSEY, A SINGLE PERSON

LEGAL DESCRIPTION: All that certain Lot No. Twenty (20) of the Applegate Acres Subdivision, a part of the J.A. Powers Survey, Abstract No. 544, Panola County, Texas, as shown by plat of said Subdivision recorded in Volume 610, Page 51 of the Deed Records of Panola County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA HMG MORTGAGE, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOME MORTGAGE COMPANY, LLC

Date of Sale: APRIL 2, 2024

Property County: PANOLA

Original Trustee: RICHARD A. RAMIREZ

Recorded on: October 29, 2019
As Clerk's File No.: 220706

Mortgage Servicer:
AMERIHOME MORTGAGE COMPANY, LLC

Substitute Trustee:
Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Terri Worley, David Sims, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
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 Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Terri Worley, David Sims, Allan Johnston, Ronnie Hubbard, 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 2, 2024** 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 Panola

County Courthouse, 110 S. Sycamore, Cathage, TX 75633 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, 1/25/24

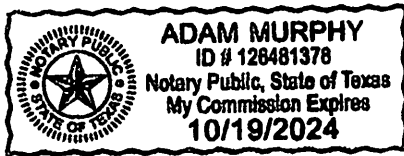
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 25 day of JAN 2024, 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: 10-19-24
ADAM MURPHY
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 16415 Addison Road, Suite 725
Our File No. 22-05130 Addison, TX 75001

[Signature]
Posted by Robert LaMont, January 30, 2024.