

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE FILED AND RECORDED**

THE STATE OF TEXAS
COUNTY OF LEE

MAR 03 2022

Deed of Trust Date:
March 22, 2019

Property address:
818 HESTER ST
LEXINGTON, TX 78947



Sharon Blasig
SHARON BLASIG
COUNTY CLERK LEE COUNTY TEXAS

Grantor(s)/Mortgagor(s):
STERLING BARRET BAADE, A SINGLE MAN

LEGAL DESCRIPTION: Lot 3, Block 23, Old Town Lexington, Lee County, Texas, according to the plat thereof recorded in Plat Slide 8-A and 8-B, Plat Records of Lee County, Texas

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
AMERIHOME MORTGAGE COMPANY, LLC

Date of Sale: MAY 3, 2022

Property County: LEE

Original Trustee: RUTH W. GARNER

Recorded on: March 22, 2019
As Clerk's File No.: 2019-00934
Mortgage Servicer:
AMERIHOME MORTGAGE COMPANY, LLC

Substitute Trustee:
Pete Florez, Marinosci Law Group PC, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Reid Ruple, Auction.com

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 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 Pete Florez, Marinosci Law Group PC, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Reid Ruple, Auction.com, 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, MAY 3, 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 Lee County

Courthouse, 200 S Main Street, Giddings, TX 78942 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.

AMERIHOMEMORTGAGE COMPANY, LLC, who is the Mortgagee 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, 2/25/22

MARINOSCI LAW GROUP, PC

By:

[Signature]
SAMMY HOODA
MANAGING ATTORNEY

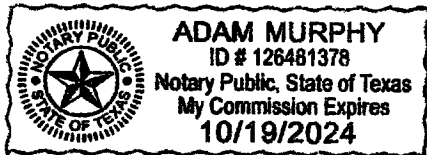
[Signature]

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 25 day of FEB 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: 10-19-24

ADAM MURPHY
Printed Name and Notary Public

Grantor: AMERIHOMEMORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 21-03177

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

FILED AND RECORDED

MAR 03 2022



[Signature]
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS