

POSTED NOTICE
DATE 7-6-23 TIME 9:45 Am
Shelton Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: _____

Our Case No. 22-04762-FC-3

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF JONES

Deed of Trust Date:
May 1, 2020

Property address:
7909 COUNTY ROAD 410
MERKEL, TX 79536

Grantor(s)/Mortgagor(s):
LUCAS STAHL AND WIFE, BRIANNA ROWLEY, WITH
HER JOINING HEREIN TO PERFECT THE SECURITY
INTEREST BUT NOT TO OTHERWISE BE LIABLE

LEGAL DESCRIPTION: Being the surface only of the West 10.0 acres of Tract 39, Quail Country, a Subdivision of 371.77 acres out of the Northwest part of the D.T. Bruce Survey No. 135, Jones County, Texas, and being more particularly described as follows: BEGINNING at an iron pin at the Northwest corner of said Tract 39, on the SBL of county road; whence the Northwest corner of said D.T. Bruce Survey No.135 bears S 74 deg. 33' W 913.9', S 74 deg. 44-1/2' W 1320.7' and N 14 deg. 30' W 45.8; THENCE N 74 deg. 33' E 440.2' to an iron pin on the SBL of said county road; THENCE S 13 deg. 40' E 990' to an iron pin on the SBL of said Tract 39; THENCE S 74 deg. 33' W 440.2' to an iron pin at the Southwest corner of said Tract 39; THENCE N 13 deg.40' W 990' to the place of beginning and containing 10.0 acres.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: SEPTEMBER 5, 2023

Property County: JONES

Original Trustee: RONALD D. BUTLER, II

Recorded on: May 5, 2020
As Clerk's File No.: 205089
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Terry Browder, Laura Browder, Jamie Osborne, 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 Terry Browder, Laura Browder, Jamie Osborne, 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, SEPTEMBER 5, 2023** 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 Jones County Courthouse, 100 Courthouse Square, Anson, TX 79501 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 Unites 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, 7/5/23

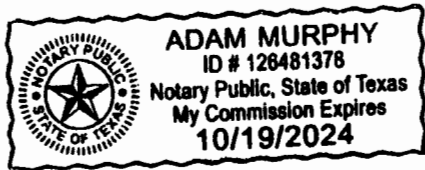
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 5 day of JULY 2023, 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
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 22-04762

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