

FILE No. 9966
County Clerk, Victoria County, Texas

FILED

2021 APR 20 P 4:40

M. A.
Heidi Casley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Heidi Casley
4/14/2021 2:43 PM FEE: \$23.50
Heidi Easley, County Clerk
Victoria County, Texas
APP 202104511 Pages: 2

Our File No. 21-01310

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF VICTORIA

Deed of Trust Date:
July 29, 2016

Property address:
65 LIVE OAK DR
INEZ, TX 77968

Grantor(s)/Mortgagor(s):
DARREN DRASTATA AND KELLEY MARIE
DRASTATA, HUSBAND AND WIFE

LEGAL DESCRIPTION: BEING TRACT NUMBER
THREE (3), OF LIVE OAK ESTATES, AN ADDITION IN
VICTORIA COUNTY, TEXAS, ACCORDING TO THE
ESTABLISHED MAP AND PLAT OF SAID ADDITION
IN VOLUME 5, AT PAGE 21 OF THE PLAT RECORDS
OF VICTORIA COUNTY, TEXAS, TO WHICH
REFERENCE IS HEREMADE FOR DESCRIPTIVE
PURPOSES.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR EVERETT FINANCIAL, INC.,
D/B/A SUPREME LENDING

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
AMERIHOME MORTGAGE COMPANY, LLC

Date of Sale: JULY 6, 2021

Property County: VICTORIA

Original Trustee: SCOTT EVERETT

Recorded on: August 1, 2016
As Clerk's File No.: 201608566
Mortgage Servicer:
AMERIHOME MORTGAGE COMPANY, LLC

Substitute Trustee: MARINOSCI LAW GROUP, P.C., JO
WOOLSEY, BOB FRISCH, ARNOLD MENDOZA,
SANDRA MENDOZA, VICKI HAMMONDS, JODI
STEEN, RAMON PEREZ, GARRETT SANDERS,
MEGAN YSASSI, JOHN SISK, AMY ORTIZ, JANICE
STONER, ALEXIS MENDOZA, SUSANA SANDOVAL,
LESLYE EVANS, W D LAREW, SUBSTITUTE
TRUSTEES

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 MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB
FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, RAMON PEREZ, GARRETT
SANDERS, MEGAN YSASSI, JOHN SISK, AMY ORTIZ, JANICE STONER, ALEXIS MENDOZA, SUSANA SANDOVAL,
LESLYE EVANS, W D LAREW, 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, JULY 6, 2021 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 County Courthouse 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 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, 13 April 2021

MARINOSCI LAW GROUP, P.C.

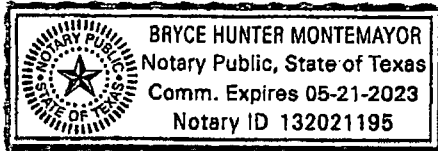
By: *Christopher K. Baxter*
CHRISTOPHER K. BAXTER
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor the undersigned officer, on this, the 13 day of April 2021, personally appeared CHRISTOPHER K. BAXTER, 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)



Bryce Hunter Montemayor
Notary Public for the State of TEXAS

My Commission Expires: 5-21-2023
Bryce Hunter Montemayor
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 21-01310

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

FILED

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

FILE No. 9907
County Clerk, Victoria County, Texas

2021 APR 20 P 4:41

Heidi Easley

4/14/2021 2:43 PM FEE: \$23.50
Heidi Easley, County Clerk
Victoria County, Texas
APP 202104511 Pages: 2

M. A.
Heidi Easley
COUNTY CLERK
VICTORIA COUNTY, TEXAS

Our File No. 21-01310

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Earliest Time Sale Will Begin: 11:00 AM

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AMERIHOME MORTGAGE COMPANY, LLC

Date of Sale: JULY 6, 2021

Property County: VICTORIA

Original Trustee: SCOTT EVERETT

Recorded on: August 1, 2016
As Clerk's File No.: 201608566
Mortgage Servicer:
AMERIHOME MORTGAGE COMPANY, LLC

Substitute Trustee: MARINOSCI LAW GROUP, P.C., JO
WOOLSEY, BOB FRISCH, ARNOLD MENDOZA,
SANDRA MENDOZA, VICKI HAMMONDS, JODI
STEEN, RAMON PEREZ, GARRETT SANDERS,
MEGAN YSASSI, JOHN SISK, AMY ORTIZ, JANICE
STONER, ALEXIS MENDOZA, SUSANA SANDOVAL,
LESLYE EVANS, W D LAREW, SUBSTITUTE
TRUSTEES

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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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 MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB
FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, VICKI HAMMONDS, JODI STEEN, RAMON PEREZ, GARRETT
SANDERS, MEGAN YSASSI, JOHN SISK, AMY ORTIZ, JANICE STONER, ALEXIS MENDOZA, SUSANA SANDOVAL,
LESLYE EVANS, W D LAREW, 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

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AMERIHOM MORTGAGE 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, 13 April 2021

MARINOSCI LAW GROUP PC

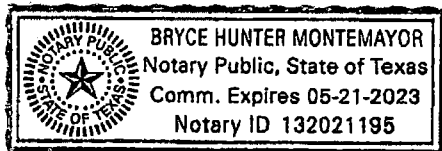
By: Christopher K. Baxter
CHRISTOPHER K. BAXTER
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor the undersigned officer, on this, the 13 day of April 2021, personally appeared CHRISTOPHER K. BAXTER, 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)



Bryce Hunter Montemayor
Notary Public for the State of TEXAS

My Commission Expires: 5-21-2023

Bryce Hunter Montemayor
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 14643 DALLAS PARKWAY, SUITE 750
Our File No. 21-01310 DALLAS, TX 75254

FILED

FILE No. 9969
County Clerk, Victoria County, Texas

2021 MAY 20 A 10:36

an
Victoria County
COUNTY CLERK
VICTORIA COUNTY, TEXAS

0000009115205

109 IDYLWOOD PL
VICTORIA, TX 77901

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

1. **Date, Time, and Place of Sale.**

Date: July 06, 2021

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: AREA IN FRONT OF THE EAST DOOR OF THE VICTORIA COUNTY COURTHOUSE BUILDING LOCATED AT 115 N. BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 07, 2016 and recorded in Document CLERK'S FILE NO. 201612577 real property records of VICTORIA County, Texas, with MATTHEW GRUNDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW GRUNDER, securing the payment of the indebtednesses in the original principal amount of \$137,082.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the VICTORIA County Clerk and caused to be posted at the VICTORIA County courthouse this notice of sale.

Declarants Name: _____

Date: _____

109 IDYLWOOD PL
VICTORIA, TX 77901

0000009115205

0000009115205

VICTORIA

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VICTORIA, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NUMBER FIVE (5), IN BLOCK NUMBER TWENTY-FIVE (25), OF TANGLEWOOD SECTION IX, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 65, OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.