

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.

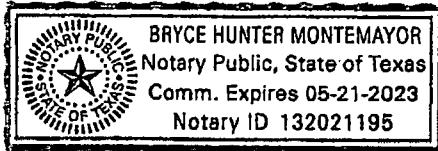
By: *Christopher K. Baxter*
CHRISTOPHER K. BAXTER
MANAGING ATTORNEY

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

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

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WITNESS MY HAND, 13 April 2021

MARINOSCI LAW GROUP PC

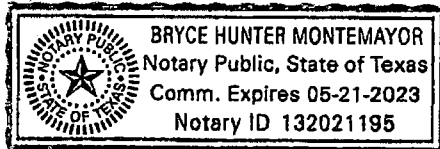
By: *Christopher K. Baxter*
CHRISTOPHER K. BAXTER
MANAGING ATTORNEY

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