

Our File No. 20-05351

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

THE STATE OF TEXAS  
COUNTY OF TRINITY

**Deed of Trust Date:**  
January 5, 2017

**Property address:**  
516 RUSTLING WIND  
TRINITY, TX 75862

**Grantor(s)/Mortgagor(s):**  
BILLY RAY NICHOLS AND KATHY NICHOLS,  
HUSBAND AND WIFE

**LEGAL DESCRIPTION:** Tract One:  
Being a 0.488 acre (21,239 Sq. Ft) tract of land situated in the Jess Hickman Survey, Abstract No. 269, Trinity County, Texas, and being part of 2.44 acre Reserve A of Carlisle Cove Subdivision, as shown by the map or plat thereof recorded in Volume 2, Page 108 and re-recorded in Cabinet A, Slide 177 of the Plat Records of Trinity County, Texas, that same tract called 20,900 square feet and recorded in Volume 852, Page 370 of the Official Records of Trinity County, Texas, more particularly described as follows:  
Beginning at a 1/2 inch iron rod for the southwesterly corner of Reserve A and intersecting the northerly right-of-way line of Rustling Wind (a 50 foot wide right-of-way) and the easterly line of a 40 foot wide right-of-way as shown on said plat of Carlisle Cove Subdivision;  
Thence with the westerly line of Reserve A and easterly line of said 40 foot right-of-way North 12° 39' 42" West 261.06 feet to a point for the northwesterly corner of Reserve A, adjoining the Lake Livingston Channel as shown by aforesaid plat;  
Thence with the southerly line of said Channel and northerly line of Reserve A North 70° 43' 15" East 80.56 feet to a point for the northeasterly corner of the herein described tract and northwesterly corner of a 0.98 acre tract described in deed to Melodie J. Peveto and James E. Peveto recorded in Volume 879, Page 212 of said Official records;  
Thence with the westerly line of said 0.96 acre tract South 12° 39' 20" East at 8.36 feet passing a 1/2 inch iron rod for reference, a total distance of 269.89 feet to a 1/2 inch iron rod found in the northerly right-of-way line of Rustling Wind;  
Thence with the northerly line of Rustling Wind South 77° 00' 56" West 79.99 feet to the Point of Beginning.  
Containing 0.488 acre (21,239 Sq. Ft.), according to Survey made on the ground 01 November 2016 and shown on Survey Plat No. 462916 of same date.

Tract Two:  
Being a 0.156 acre (6775 Sq. Ft.) tract of land situated in the Jesse Hickman Survey, Abstract No. 269, Trinity County, Texas, and being part of 2.44 acre Reserve A of Carlisle Cove Subdivision, as shown by the map or plat thereof recorded in Volume 2, Page 108 and re-recorded in Cabinet A, Slide 177 of the Plat Records of Trinity County, Texas, and part of a 0.96 acre tract described in deed recorded in Volume 879, Page 212 of the Official Records of Trinity County, Texas, more particularly described as follows:  
Beginning at a 1/2 inch iron rod in the northerly right-of-way of Rustling Wind for the southwesterly corner of said 0.96 acre tract and southeasterly corner of a called 20,900 Square Foot tract described in Volume 872, Page 370 of said Official Records;

FILED  
at 2:55 o'clock P M  
DEC 21 2020  
SHASTA BERGMAN  
COUNTY CLERK TRINITY CO., TEXAS  
Deputy

Thence departing Rustling Wind with the westerly line of said 0.96 acre tract North 12° 39' 20" West 269.89 feet to a point in the northerly line of Reserve A and Lake Livingston Channel, a ½ inch iron rod bears S 12° 39' 20" E 8.36 feet; Thence with the northerly line of Reserve A the following courses:

North 70° 43' 15" East 21.59 feet;

North 72° 40' 58" East 3.54 feet to a ½ inch iron rod for the northwesterly corner of a 0.39 acre tract described in deed to Lawrence and Janace Conley recorded in Volume 913, Page 184 of said Official Records;

Thence with Conley's westerly line South 12° 39' 42" East 272.30 feet to a ½ inch iron rod in the northerly line of Rustling Wind;

Thence with the northerly line of Rustling Wind South 76° 29' 58" West 25.00 feet to the Point of Beginning.

Containing 0.156 acre (6775 Sq. Ft.), according to Survey made on the ground 01 November 2016 and shown on Survey Plat No. 462916 of same date.

**Original Mortgagee:**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EUSTIS MORTGAGE CORPORATION

**Earliest Time Sale Will Begin:** 1:00 PM

**Current Mortgagee:**

AMERIHOM MORTGAGE COMPANY, LLC

**Date of Sale:** FEBRUARY 2, 2021

**Property County:** TRINITY

**Original Trustee:** ROBERT F. EUSTIS

**Recorded on:** January 11, 2017

**As Clerk's File No.:** NA

**Mortgage Servicer:**

AMERIHOM MORTGAGE COMPANY, LLC

**Substitute Trustee:** MARINOSCI LAW GROUP, P.C., SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, 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., SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, SUBSTITUTE TRUSTEES, 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, **FEBRUARY 2, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than **1:00 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 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.

AMERIHOME 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.**

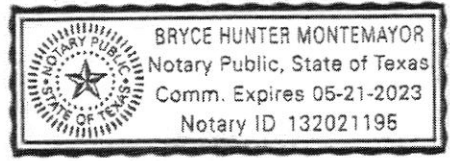
WITNESS MY HAND, December 18, 2020

MARINOSCI LAW GROUP PC  
By: [Signature]  
CHRISTOPHER K. BAXTER  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Bryce Hunter Montemayor the undersigned officer, on this, the 18 day of December 2020, 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)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 5-21-2023  
Bryce Hunter Montemayor  
Printed Name and Notary Public

Grantor: AMERIHOME 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. 20-05351 DALLAS, TX 75254

Posted by: Sharon St Pierre  
Sharon St Pierre  
12/21/2020  
Substitute Trustee