

FILED FOR RECORD
ROCKWALL CO. TEXAS

Our Case No. 25-01538-FC

25 APR 15 PM 12:01

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

JENNIFER FOGG
ROCKWALL COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF ROCKWALL

BY  DEPUTY

Deed of Trust Date:
May 9, 2016

Property address:
711 HIGHLAND DRIVE
ROCKWALL, TX 75087

Grantor(s)/Mortgagor(s):
TAMESHA D NICKLES AND JOE L NICKLES, JR, WIFE
AND HUSBAND

LEGAL DESCRIPTION: LOT 5, BLOCK R OF THE PRESERVE, PHASE 3, SUBDIVISION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET G, SLIDE 193, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: MAY 6, 2025

Property County: ROCKWALL

Original Trustee: ALLAN B POLUNSKY

Recorded on: May 11, 2016
As Clerk's File No.: 20160000007613
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick
Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie
Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen,
Misty McMillan, Tiffiney Bruton, Tionna Hadnot,
Auction.com, Terry Waters, Jack Beckman, David Stockman,
Guy Wiggs, Donna Stockman, Michelle Schwartz, Janet
Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper,
Brenda Wiggs, Jack Beckman, Jeff Benton, Kathy Arrington,
Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, Terry Waters, Jack Beckman, David Stockman, Guy Wiggs, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper,

Brenda Wiggs, Jack Beckman, Jeff Benton, Kathy Arrington, 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, MAY 6, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 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 Rockwall County Courthouse, **1111 Yellowjacket Lane, Rockwall, TX 75087** 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 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, *April 15, 2025*

MARINOSCI LAW GROUP, P.C.

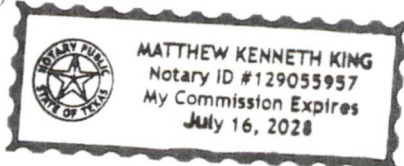
By: 
SAMMY HOODA
MANAGING ATTORNEY

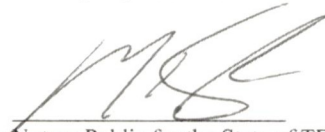
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Matthew Kenneth King*, the undersigned officer, on this, the *15th* day of *April* 2025, 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)




Notary Public for the State of TEXAS

My Commission Expires: *07/16/2028*
Matthew Kenneth King
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 25-01538

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