

2024 APR 15 P 12:39

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*Sarah Caskey*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Our Case No. 24-00255-FC-2

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

THE STATE OF TEXAS  
COUNTY OF VICTORIA

**Deed of Trust Date:**  
December 27, 2018

**Property address:**  
324 BRUSHY CREEK  
VICTORIA, TX 77904

**Grantor(s)/Mortgagor(s):**  
MICHAEL W. MAYS AND RHONDA MAYS, HUSBAND  
AND WIFE

**LEGAL DESCRIPTION:** BEING LOT NUMBER EIGHT (8), IN BLOCK TWENTY (20), OF TERRA VISTA SUBDIVISION-PHASE VIII, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 9, PAGE 137 A-B OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
WESTAR MORTGAGE CORPORATION DBA CITY  
MORTGAGE GROUP ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 11:00 AM

**Current Mortgagee:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Date of Sale:** JULY 2, 2024

**Property County:** VICTORIA

**Original Trustee:** HEATHER MARCHLINSKI

**Recorded on:** December 28, 2018  
**As Clerk's File No.:** 201814587  
**Re-Recorded on:** May 15, 2019  
**As Clerk's File No.:** 201905538  
**Mortgage Servicer:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Substitute Trustee:**  
Arnold Mendoza, Alexis Mendoza, Sandra Mendoza,  
Jennyfer Sakiewicz, Adolfo Rodriguez, Susan Sandoval,  
Leslye Evans, W D Larew, Sarah Mays, 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 Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Jennyfer Sakiewicz, Adolfo Rodriguez, Susan Sandoval, Leslye Evans, W D Larew, Sarah Mays, 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

