

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 22, 2022, BRANDI ANDERSON, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20220002664 in the DEED OF TRUST OR REAL PROPERTY RECORDS of JACK COUNTY, TEXAS; and

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Jack County Courthouse, 100 N. Main, Jacksboro, TX 76458 in **JACK COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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.

Said Real Estate is described as follows: LOT NO. 2 OF BLOCK A OF THE KNOX HEIGHTS ADDITION TO THE CITY OF JACKSBORO, JACK COUNTY, TEXAS, PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, PLAT RECORDS OF JACK COUNTY.

Property Address: 514 MCCONNELL ST, JACKSBORO, TX 76458
Mortgage Servicer: SERVICEMAC
Noteholder: AMERIHOM MORTGAGE COMPANY, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 above referenced loan.

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 this 14th day of August, 2025



Guy Wiggs, Donna Stockman, David Stockman,
Michelle Schwartz, Janet Pinder, Brandy Bacon,
Jamie Dworsky, Ramiro Cuevas, Aurora
Campos, Jonathan Harrison, Patrick Zwiers,
Dana Kamin, Angie Uselton, Auction.com,
Angela Cooper, Jeff Benton, Stockman
Foreclosure Services inc., Marinosci Law
Group PC, Resolve Trustee Services, LLC

FILED FOR RECORD

_____ O'CLOCK _____ M

AUG 14 2025

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY _____ DEPUTY

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300