

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 25, 2022, DUSTIN M. HARTWELL AND COURTNEY HARTWELL, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to BLACK, MANN & GRAHAM, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN MORTGAGE BANK, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00006509, in Book 2527, at Page 794, in the DEED OF TRUST OR REAL PROPERTY RECORDS of COOKE 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, NOVEMBER 4, 2025** 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, I will sell said Real Estate at Cooke County Courthouse, 101 South Dixon, Gainesville, TX 76240 in **COOKE 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 1806 OF LAKE KIOWA, INC. SUBDIVISION, AN ADDITION TO COOKE COUNTY, TEXAS AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 184, PLAT RECORDS, COOKE COUNTY, TEXAS.

Property Address: 110 PAWNEE TRL, LAKE KIOWA, TX 76240
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 8 day of October, 2025

Shelley Ortolani

Ramiro Cuevas, Patrick Zyiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Misty McMillan, Tionna Hadnot, Shawn Schiller, Auction.com LLC, Ashlee Luna, Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Payton Hreha, Marinosci Law Group PC, ServiceLink Agency Sales and Posting, LLC

Substitute Trustee Address:

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

FILED FOR RECORD

25 OCT -9 AM 11:55

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY *[Signature]* DEPUTY



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