

FILED
JAN 18 2024

Our Case No. 24-00099-FC

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By [Signature] Deputy

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

THE STATE OF TEXAS
COUNTY OF PECOS

Deed of Trust Date:
December 2, 2021

Property address:
303 S MENDEL ST
FORT STOCKTON, TX 79735

Grantor(s)/Mortgagor(s):
BRANDON FISHER AND KATHRYN L. FISHER,
HUSBAND AND WIFE

LEGAL DESCRIPTION: THE SURFACE ESTATE ONLY of part of Lot Six (6) and part of Lot Seven (7), Block Seven (7), Tract One (1), Brown Addition to the City of Fort Stockton, Pecos County, Texas, according to the map or plat recorded in Map Cabinet 1, Plat Slide 24 A&B, Plat Records of Pecos County, Texas, and being more particularly described: FIELD NOTES DESCRIBING A TRACT OF LAND IN THE NORTH PART OF LOT 6 AND IN THE SOUTH PART OF LOT 7, BLOCK 7, TRACT 1, BROWN ADDITION, CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, SAID TRACT OF LAND BEING THE SAME PARCEL OF LAND CONVEYED TO JAMES MEDFORD JORDAN AND MARY HELEN JORDAN BY DEED RECORDED IN VOLUME 378, PAGE 516, DEED RECORDS OF PECOS COUNTY TEXAS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE EAST LINE OF MENDEL STREET, AND AT THE SOUTHWEST CORNER OF THE NORTH THIRTY-FOUR FEET OF LOT 7, BLOCK 7, TRACT 1, BROWN ADDITION, CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, CONVEYED TO EDWIN A. SHEFFIELD AND WIFE DOROTHY B. SHEFFIELD BY DEED RECORDED IN VOLUME 698, PAGE 485, DEED RECORDS OF PECOS COUNTY (DRPC), PLAT OF SAID BROWN ADDITION RECORDED IN MAP CABINET 1, PLAT SLIDE 24A, B, PLAT RECORDS OF PECOS COUNTY; THENCE EAST (REFERENCE BEARING) WITH THE SOUTH LINE OF SAID SHEFFIELD TRACT, A DISTANCE OF 112.64 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AT THE SOUTHEAST CORNER OF SAID SHEFFIELD TRACT IN THE WEST LINE OF A FIFTEEN FOOT WIDE ALLEY, A POINT IN A CURVE TO THE LEFT; THENCE WITH SAID WEST LINE OF ALLEY AND CURVE TO THE LEFT WITH DELTA ANGLE 11°16'46", RADIUS OF 574.0 FEET CHORD BEARING SOUTH 12°18'16" EAST, CHORD DISTANCE OF 112.82 FEET, FOR AN ARC DISTANCE OF 113.0 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED- TREVINO RPLS 4858 SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE EAST LINE OF LOT 6 SAID BLOCK 7, AND AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT L. GRAY AND WIFE PATRICIA M. GRAY BY DEED RECORDED IN VOLUME 432, PAGE 227, DRPC, THENCE SOUTH 83°45'30" WEST WITH THE NORTH LINE OF SAID GRAY TRACT, A DISTANCE OF 113.98 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED " TREVINO RPLS 4858" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AT THE NORTHWEST CORNER OF SAID GRAY TRACT, IN SAID EAST LINE OF MENDEL STREET, A POINT IN A CURVE TO THE RIGHT; THENCE WITH SAID EAST LINE OF MENDEL STREET AND CURVE TO THE RIGHT WITH DELTA ANGLE 10°26'25", RADIUS OF 686.0 FEET, CHORD BEARING NORTH 10°47'34" WEST, CHORD DISTANCE OF 124.83, FOR AN ARC DISTANCE OF 125.0 FEET TO THE "POINT OF BEGINNING".

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
WATERSTONE MORTGAGE CORPORATION ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: MARCH 5, 2024

Property County: PECOS

Original Trustee: SCOTT R. VALBY

Recorded on: December 2, 2021
As Clerk's File No.: 2021-177225
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey
Fernandez, Jonathan Schendel, Angie Uselton, Charles
Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana
Kamin, Auction.com, 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 Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Auction.com, 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, MARCH 5, 2024** 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. 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 Pecos County Courthouse, 103 West Callaghan, Fort Stockmanton, TX 79735 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.


PENNYMAC LOAN SERVICES, 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, *January 18, 2024*

MARINOSCI LAW GROUP PC

By: 
SAMMY HOODA
MANAGING ATTORNEY

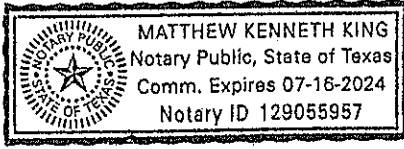
THE STATE OF TEXAS
COUNTY OF DALLAS

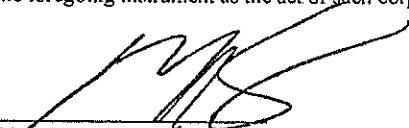
Before me, Matthew Kenneth King, the undersigned officer, on this, the 18th day of January 2024, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, 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)



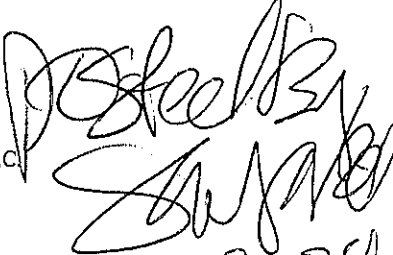

Notary Public for the State of TEXAS

My Commission Expires: 07/16/2024

Matthew Kenneth King
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 24-00099

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


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