

24TX404-0025
529 W 47TH LN, FORT STOCKTON, TX 79735

FILED
MAR 12 2024 @ 1:05

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By _____ Deputy

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- THE WEST HALF OF TRACT NINETEEN (W/2 OF 19), SECTION SIX (6), BLOCK ONE (1), FORT STOCKTON IRRIGATED LAND COMPANY LANDS, PECOS COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated April 7, 2022 and recorded on April 11, 2022 as Instrument Number 2022-178609 in the real property records of PECOS County, Texas, which contains a power of sale.
- Sale Information:** April 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the steps of the east entrance to the Pecos County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by PATRICIA KELLIE WISCHNOFSKE AND WESLEY BRAD WISCHNOFSKE secures the repayment of a Note dated April 7, 2022 in the amount of \$242,250.00. MATRIX FINANCIAL SERVICES CORPORATION, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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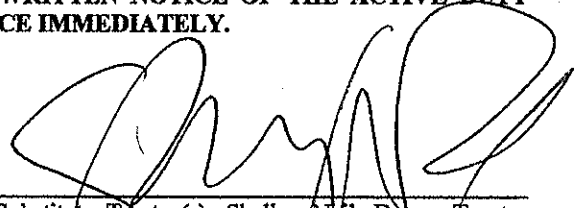
Substitute Trustee(s): Shelley Nail, Donna Trout, Zane Nail, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Zoey Fernandez, Zia Nail, Dustin George

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.

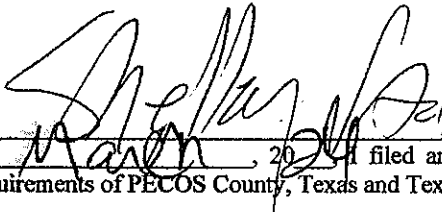
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Shelley Nail, Donna Trout,
Zane Nail, Jonathan Schendel, Angie Uselton,
Charles Green, Lisa Bruno, Patrick Zwiers,
Kristopher Holub, Dana Kamin, Zoey Fernandez,
Zia Nail, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 12 day of March, 2014 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of PECOS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).