

FILED
APR 25 2025

Notice of Foreclosure Sale

April 24, 2025

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By MG 1:15 P Deputy

Home Equity Deed of Trust ("Deed of Trust"):

Dated: March 13, 2020

Grantor: Jennifer Ann Matthews

Trustee: George Hansard

Lender: Pecos County State Bank

Recorded in: Document No. 2023-183191 DT of the real property records of Pecos County, Texas

Legal Description: THE NORTH FORTY FEET OF LOT EIGHT (N/40' OF 8) AND THE SOUTH TWENTY FEET OF LOT NINE (S/20' OF 9) BLOCK ONE-HUNDRED EIGHTY-NINE (189), ORIENT ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS.

Secures: Promissory Note ("Note") in the original principal amount of \$25,000.00, executed by Jennifer Ann Matthews ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 3, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Pecos County Courthouse
103 W. Callaghan St.
Fort Stockton, TX
79735

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Pecos County State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Pecos County State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Pecos County State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Pecos County State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Pecos County State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Pecos County State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



George Hansard
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