

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 8, 2020, SCOTT WISCHKAEMPER AND ANNA WISCHKAEMPER, A MARRIED COUPLE, 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 2020-145395 in the DEED OF TRUST OR REAL PROPERTY RECORDS of GOLIAD 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, DECEMBER 2, 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 Goliad County Courthouse, 127 N. Courthouse Square, Goliad, TX 77963 in **GOLIAD 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: BEING LOT NO. 9 OF SOL PARKS ESTATES, A SUBDIVISION IN GOLIAD, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF RECORD IN VOLUME 2, PAGE 75 OF THE MAP AND PLAT RECORDS OF GOLIAD COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Property Address: 434 BATTLE DRIVE, FANNIN, TX 77960

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 27 day of OCT, 2025

Auction.com, LLC, Resolve Trustee Services,
LLC, Marinosci Law Group, PC

W. A. Lane

Substitute Trustee Address:

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

CERTIFICATE OF POSTING

10:34 o'clock A M

OCT 27 2025

Vickie Quinn
County Clerk, Goliad County, Texas

By: *[Signature]*



VG-6-2025-14

Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 14

Foreclosure Posting

Recorded On: October 27, 2025 10:33 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$2.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 14
Receipt Number: 20251027000005
Recorded Date/Time: October 27, 2025 10:33 AM
User: Lorinda R
Station: GCClerk-DT2

Record and Return To:

DBA TASCO TRUSTEE SERVICES
360 N STANLEY PLACE

CHANDLER AZ 85226



STATE OF TEXAS
Goliad County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Goliad County, Texas**

Vickie Quinn
Goliad County Clerk
Goliad County, TX

Vickie Quinn