

507 BUCEK ST
SCHULENBURG, TX 78956

00000009949199

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: February 04, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: LOCATION DESIGNATED BY THE COMMISSIONERS COURT DATED 09/16/87, VOLUME 755, PAGE 402 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 11, 2005 and recorded in Document VOLUME 1321, PAGE 715; AS AFFECTED BY CORRECTION AFFIDAVIT IN VOLUME 1881, PAGE 38 real property records of FAYETTE County, Texas, with LINDA PAVLICEK, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LINDA PAVLICEK, securing the payment of the indebtednesses in the original principal amount of \$61,597.57, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO USA HOLDINGS, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



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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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN L. RANDLE, REBECCA BOLTON, AMY JURASEK, OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.

Isrl Saucedo *Ellie Murphy*

Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the FAYETTE County Clerk and caused to be posted at the FAYETTE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FAYETTE COUNTY, TEXAS, A PART OF THE IGNACIO ALMANSUR LEAGUE, A-120, SAME BEING THAT CERTAIN 4,320 SQUARE FEET TRACT OF LAND DESCRIBED IN A DEED FROM THOMAS A. TACKETT, INDEPENDENT EXECUTOR OF THE ESTATE OF LAVERNE TACKETT, DECEASED, TO THOMAS A. TACKETT DATED JUNE 23, 1997, AND RECORDED IN VOLUME 993, PAGE 468 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, SAME BEING THAT CERTAIN 14,400 SQUARE FEET TRACT OF LAND DESCRIBED AS FIRST TRACT AND THAT CERTAIN 7,560 SQUARE FEET TRACT OF LAND DESCRIBED AS SECOND TRACT IN A DEED FROM THOMAS A. TACKETT, INDEPENDENT EXECUTOR TO THE ESTATE OF LAVERNE TACKETT, DECEASED, TO THOMAS A. TACKETT DATED JUNE 23, 1997, AND RECORDED IN VOLUME 993, PAGE 470 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS SAME LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF SCHULENBURG, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET FOR THE SOUTHWEST CORNER, SAME BEING THE SOUTHWEST CORNER OF THE SAID THOMAS A. TACKETT 7,560 SQ. FT. TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A 30,600 SQ. FT. TRACT OF LAND DESCRIBED IN A DEED TO JAMES PARKER IN VOLUME 448, PAGE 364, SAME LYING IN THE NORTH MARGIN OF BUCEK STREET;

THENCE, ALONG THE WEST BOUNDARY OF THE SAID THOMAS A. TACKETT 7,560 SQ. FT. TRACT AND THE EAST BOUNDARY OF THE SAID JAMES PARKER 30,600 SQ. FT. TRACT, NORTH 183.0 FEET TO AN IRON ROD SET FOR THE MOST WEST NORTHWEST CORNER OF THE SAID THOMAS A. TACKETT 7,560 SQ. FT. TRACT, SAME BEING THE NORTHEAST CORNER OF THE SAID JAMES PARKER 30,600 SQ. FT. TRACT, SAME LYING IN THE SOUTH BOUNDARY OF AN 18,000 SQ. FT. TRACT OF LAND DESCRIBED IN A DEED TO BETTY HUSER IN VOLUME 787, PAGE 62;

THENCE ALONG THE NORTH BOUNDARY OF THE SAID THOMAS A. TACKETT 7,560 SQ. FT. TRACT AND THE SOUTH BOUNDARY OF THE SAID BETTY HUSER 18,000 SQ. FT. TRACT, EAST 20.0 FEET TO AN IRON ROD SET FOR AN INTERIOR CORNER, SAME BEING AN INTERIOR CORNER OF THE SAID THOMAS A. TACKETT 7,560 SQ. FT. TRACT, SAME BEING THE SOUTHEAST CORNER OF THE SAID BETTY HUSER 18,000 SQ. FT. TRACT;

THENCE, ALONG THE WEST BOUNDARY OF THE SAID THOMAS A. TACKETT 7,560 SQ. FT. TRACT AND THE EAST BOUNDARY OF THE SAID BETTY HUSER 18,000 SQ. FT. TRACT, NORTH 90.0 FEET TO AN IRON ROD SET FOR THE MOST NORTH NORTHWEST CORNER, SAME BEING THE MOST NORTH NORTHWEST CORNER OF THE SAID THOMAS A. TACKETT 7,560 SQ. FT. TRACT, SAME BEING THE NORTHEAST CORNER OF THE SAID BETTY HUSER 18,000 SQ. FT. TRACT, SAME LYING IN THE SOUTH MARGIN OF STEINMANN STREET;

THENCE, ALONG THE NORTH BOUNDARY OF THE SAID THOMAS A. TACKETT 7,560 SQ. FT. TRACT, THE NORTH BOUNDARY OF THE SAID THOMAS A. TACKETT 4,320 SQ. FT. TRACT AND THE SOUTH MARGIN OF SAID STEINMANN STREET, EAST 88.0 FEET TO AN IRON ROD SET FOR THE NORTHEAST CORNER, SAME BEING THE NORTHEAST CORNER OF THE SAID THOMAS A. TACKETT 4,320 SQ. FT. TRACT;

THENCE, ALONG THE EAST BOUNDARY OF THE SAID THOMAS A. TACKETT 4,320 SQ. FT. TRACT AND THE EAST BOUNDARY OF THE SAID THOMAS A. TACKETT 14,400 SQ. FT. TRACT, SOUTH 278.0 FEET TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER, SAME BEING THE SOUTHEAST CORNER OF THE SAID THOMAS A. TACKETT 14,400 SQ. FT. TRACT, SAME LYING IN THE NORTH MARGIN OF SAID BUCEK STREET;

THENCE, ALONG THE SOUTH BOUNDARY OF THE SAID THOMAS A. TACKETT 14,400 SQ. FT. TRACT, THE SOUTH BOUNDARY OF THE SAID THOMAS A. TACKETT 7,560 SQ. FT. TRACT AND THE NORTH MARGIN OF SAID BUCEK STREET, N 87 DEGREES 21' W 108.1 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.642 ACRE OF LAND.

FILED
1:52pm
JAN 10 2025

Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS