

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/11/2005
Grantor(s): LINDA PAVLICEK
Original Mortgagee: WELLS FARGO FINANCIAL TEXAS, INC.
Original Principal: \$61,597.57
Recording Information: Book 1321 Page 715 Instrument 05-4621
Property County: Fayette
Property:

COPY
THE ORIGINAL INSTRUMENT WAS
FILED IN FAYETTE COUNTY TEXAS ON
November 9, 2018 @ 8:19 AM
KS

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 20.00 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.

Reported Address: 507 BUCEK ST, SCHULENBURG, TX 78956

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo USA Holdings Inc.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo USA Holdings Inc.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Wednesday, the 2nd day of January, 2019

Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE POSTING BOARD LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED ON THE NORTHWEST PORTION OF THE FAYETTE COUNTY COURTHOUSE SQUARE, ON AND IN THAT PORTION OF THE WALL ENCLOSURE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET in Fayette County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Fayette County Commissioner's Court.

Substitute Trustee(s): Megan Randle, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Megan Randle, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Megan Randle, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

