
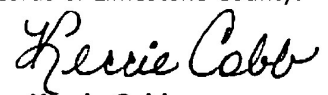


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0046 RECORDED DATE: 12/17/2024 02:23:26 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1001438 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk	
RETURN TO: () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	SUBMITTED BY: MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
DOCUMENT # : FC-2024-0046 RECORDED DATE: 12/17/2024 02:23:26 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County. <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH
 THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

880 Lcr 642, Groesbeck, TX 76642

23-001821

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: 01/07/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Limestone County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 17, 2009 and recorded in the real property records of Limestone County, TX and is recorded under Clerk's Book 1340, Page 405, Document Number 00102005, with Michael L. Wietzikoski a/k/a Michael Lee Wietzikoski and Ginger Wietzikoski a/k/a Ginger Lynn Wietzikoski (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Michael L. Wietzikoski a/k/a Michael Lee Wietzikoski and Ginger Wietzikoski a/k/a Ginger Lynn Wietzikoski, securing the payment of the indebtedness in the original amount of \$86,016.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF LIMESTONE, STATE OF TEXAS, BEING BOUNDED AND DESCRIBED AS:

FIELDNOTES TO ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE W. G. MCKENZIE SURVEY, A-395, LIMESTONE COUNTY, TEXAS, BEING 5.00 ACRES, MORE OR LESS, AND BEING A PART OF A CALLED 50.873 ACRE THAT AS DESCRIBED IN A DEED DATED JULY 24, 2007, FROM RAYMOND WIETZIKOSKI, ET UX TO MICHAEL LEE WIETZIKOSKI, ET UX AND RECORDED IN VOLUME 1248, PAGE 493, DEED RECORDS, LIMESTONE COUNTY, TEXAS, TO WHICH REFERENCE ARE HEREBY MADE TO FOR ANY AND ALL PURPOSES. SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON ROD (CAPPED R.P.L.S. 4957) SET FOR THE NORTHEAST CORNER OF THE REFERENCE TRACT. SAME BEING IN THE SOUTHWESTERLY MARGIN OF LCR 642 AND IS APPROXIMATELY 2.8 FEET SOUTHEASTERLY FROM THE OCCUPIED SOUTHEASTERN FENCE CORNER OF A CALLED 117 ACRE TRACT CONVEYED TO JAMES G. FEWELL BY DEED OF RECORD IN VOLUME 830, PAGE 92;

THENCE SOUTH 30 DEGREES 20' 44" EAST 467.00 FEET (RECORD CALL IS S30 DEGREES E), WITH THE NORTHEASTERLY LINE OF THE REFERENCED TRACT AND SAID SOUTHWESTERLY MARGIN, TO A CAPPED 1/2" IRON SET FOR THIS EASTERN CORNER. FROM SAID POINT A 1/2" IRON PIPE FOUND FOR THE SOUTHERN CORNER OF THE REFERENCE TRACT BEARS S30 DEGREES 20' 44" 429.00 FEET (A CONCRETE RIGHT OF WAY MONUMENT AT THIS POINT), S01 DEGREES 13' 14" W 85.38 FEET (A CONCRETE RIGHT OF WAY MONUMENT AT THIS POINT), AND S32 DEGREES 58' 00" W 1400.86 FEET (THIS LINE WAS USED AS THE BASIS OF BEARINGS);

THENCE SOUTH 59 DEGREES 34' 45" WEST 466.39 FEET, ACROSS THE REFERENCED TRACT, TO A CAPPED 1/2" IRON ROD SET FOR THIS SOUTHERN CORNER;

THENCE NORTH 30 DEGREES 25' 15" WEST 467.00 FEET, CONTINUING ACROSS THE REFERENCED TRACT, TO A CAPPED 1/2" IRON ROD SET FOR THIS WESTERN CORNER IN THE NORTHWESTERLY LINE OF THE REFERENCED TRACT AND THE SOUTHEASTERLY FENCE LINE OF THE AFORESAID 117 ACRE TRACT;

THENCE NORTH 59 DEGREES 34' 45" EAST 467.00 FEET (RECORD CALL IS S60 DEGREES W), WITH THE NORTHWESTERLY LINE OF THE REFERENCED TRACT AND GENERALLY ALONG SAID FENCE, TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT OF EVEN DATE HERewith.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. or AWEST OR Kristopher Holub, Violet Nunez, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Aurora Campos, Angie Uselton, Conrad Wallace, Dana Kamin, Thomas Gilbraith, David Ray, Aaron Crawford, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

12/13/2024

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

12/17/24

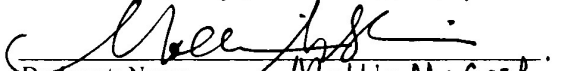
Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Mollie McCoslin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-17-24 I filed at the office of the Limestone County Clerk and caused to be posted at the Limestone County courthouse this notice of sale.


Declarants Name: Mollie McCoslin
Date: 12/17/24