

Notice of Substitute Trustee's Sale

Date: March 3rd, 2020
Trustee: David J. Zapalac
Substitute Trustee: Shannon M. Raabe
Lender: Fayette Savings Bank, ssb

Note: Indebtedness evidenced by Real Estate Mortgage Note dated November 17th, 2016, in the original principal amount of \$73,600.00, due and unpaid to Fayette Savings Bank, ssb., executed by Jennifer Guerrero or any other debt secured by the Property.

Deed of Trust:

Date: November 17th, 2016
Grantor: Jennifer Guerrero and husband, German Guerrero
Lender: Fayette Savings Bank, ssb
Recording Information: Volume 1794, Pages 73-79, Official Records of Fayette County, Texas

Property:

All that certain tract or parcel of land situated in Fayette County, Texas, same being a part of Block No. Sixty Seven (67) in the City of Schulenburg, according to the Plat of Record in Volume 1, Page 320 of the Deed Records of Fayette County, Texas, same being that 12,000 sq. ft. tract of land described in a deed from Bernard Pavlik and wife, Rita Pavlik to James Eugene Pavlik and wife, Lillian Georgia Pavlik, dated May 3, 1966 and recorded in Volume 377, Page 697 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, to wit:

BEGINNING at an iron rod set for the Southwest corner of Block No. 67, same being the Southwest corner of the said Pavlik 12,000 sq. ft. tract of land, same lying at the intersection of the East margin of Wolters Avenue and the North margin of South Street;

THENCE, along the West line of Block 67, the West line of Pavlik tract and the East margin of Wolters Avenue, NORTH 100.0 feet to an iron rod set for the Northwest corner of the Pavlik tract, same being the Southwest corner of a 62.5 ft. by 90 ft. tract of land described in Vol. 317, Pg. 402;

THENCE, along the North line of the Pavlik tract, the South line of said 62.5 x 90 tract and the South boundary of a 3000 sq. ft. tract described in Volume 1214, Pg. 755, EAST 120.0 feet to an iron rod set for the Northeast corner of the said Pavlik tract;

THENCE, along the East boundary of the said Pavlik tract, SOUTH 100.0 feet to an iron rod set for the Southeast corner of the said Pavlik tract, same lying in the North margin of South Street;

THENCE, along the South line of Block 67, the South line of the said Pavlik tract and the North margin of South Street, WEST 120.0 feet to the place of beginning, containing 12,000 sq. ft. of land.

Being the same land described in deed dated April 25, 2013, from Lillian Georgia Pavlik to Jennifer Guerrero, recorded in Volume 1646, Pages 339-344, Official Records of Fayette County, Texas.

County: Fayette County, Texas

Date of Sale (first Tuesday of month): April 7, 2020

Time of Sale: 10:00 a.m. and beginning not earlier than 10:00 a.m., and the sale will be conducted no later than three hours thereafter.

Place of Sale: Stone wall enclosure located on the northwest portion of the Fayette County Courthouse Square, on and in that portion of the stone wall enclosure facing West Colorado Street near its intersection with North Main Street, and that portion of the stone wall enclosure designated and determined to be the official location of the Fayette County Courthouse Postings Board.

Term of Sale: Highest bidder for cash

Lender has appointed a Substitute Trustee under the Deed of Trust. Lender has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deed of Trust.

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 this office immediately.

Shannon M. Raabe

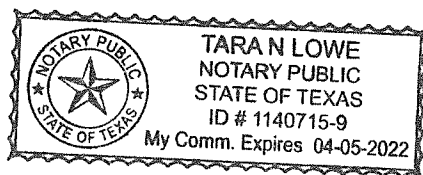
SUBSTITUTE TRUSTEE

Shannon M. Raabe
Oeltjen, Schovajsa & Klesel, LLP
236 West Colorado Street
La Grange, Texas 78945

THE STATE OF TEXAS
COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared Shannon M. Raabe, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of March, 2020.



Tara Lowe

Notary Public, State of Texas

FILED KES
2:47 PM
MAR 03 2020

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