

5834 COUNTY ROAD 12
HALLETTSVILLE, TX 77964

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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: July 01, 2025

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

Place: THE EAST STEPS OF THE LAVACA COUNTY COURTHOUSE 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 29, 2008 and recorded in Document INSTRUMENT NO. 169481 real property records of LAVACA County, Texas, with NICHOLAS J BENNETSEN AND TERRI L BENNETSEN, HUSBAND AND WIFE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NICHOLAS J BENNETSEN AND TERRI L BENNETSEN, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$133,569.00, 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. 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

FILED FOR RECORD
At 3:55 O'Clock P M

APR 25 2025

BARBARA K. STEFFEK, CLERK
COUNTY COURT LAVACA CO., TEXAS
By *[Signature]* Deputy



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 RANDLE, EBBIE MURPHY, DYLAN RUIZ, AARTI PATEL, AMY ORTIZ, EVAN PRESS, AUCTION.COM, DEBBY JURASEK, OR REBECCA BOLTON 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.

Megan Rundle

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 LAVACA County Clerk and caused to be posted at the LAVACA County courthouse this notice of sale.

Date: _____

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LAVACA

EXHIBIT "A"

2.0 ACRE TRACT OUT OF A 25.13 ACRE TRACT BELONGING TO ALLEN GORDON AND MAGGIE GORDON AS PER DEED RECORDED IN VOLUME 254, PAGE 153, DEED RECORDS, LAVACA COUNTY, TEXAS. SAID 25.13 ACRE TRACT OF WHICH .49 ACRE IS WITHIN THE BOUNDARY OF THE GRADED ROAD ALONG S-LINE IS SITUATED NEAR THE COMMUNITY OF EZZELL AND BEING A PART OF THE GEORGE FOLEY 1/4 LEAGUE, A-17, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID 25.13 ACRE TRACT IN THE CENTERLINE OF A GRADED ROAD AND SAID CORNER BEING ALSO THE S.W. CORNER OF A 134.76 ACRE TRACT;

THENCE N. 32° 57' W. WITH E-LINE OF SAID 25.13 ACRE TRACT, 418.84 FT. TO POINT FOR A CORNER;

THENCE S, 65° W. 208 FT. TO POINT FOR CORNER;

THENCE S. 32° 57' E. 418.84 FT. TO POINT FOR CORNER IN THE S-LINE OF SAID 25.13 ACRE TRACT IN THE CENTERLINE OF SAID GRADED ROAD;

THENCE N. 65° E. WITH SAID LINES, 208 FT. TO THE P.O.B. AND CONTAINING 2.0 ACRES, MORE OR LESS, OF WHICH 0.095 ACRES IN WITHIN THE BOUNDARIES OF THE GRADED ROAD ALONG SOUTH LINE AND INCLUDED IN THIS LEGAL DESCRIPTION.

AND BEING THE SAME LAND DESCRIBED IN DISTRIBUTION DEED DATED MARCH 23, 2007, FROM MAGGIE GORDON, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR TO LINDA K. GORDON BOEDEKER AND RECORDED IN VOLUME 410, PAGE 223, OFFICIAL RECORDS, LAVACA COUNTY, TEXAS.