

**POSTED**

**Vicinta Stafford  
Burnet County Clerk**

By Diane Johnson at 8:42 am, Feb 20 2025

STATE OF TEXAS  
COUNTY OF BURNET

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NOTICE OF FORECLOSURE SALE

Deed of Trust ("Deed of Trust")

Dated:	04/15/2016
Grantor(s):	David Boychuk & Bonnie Boychuk
Trustee:	Wayne R. Mathis
Lender:	Edgar F. Grady, Jr.
Recorded in:	201603722 of the Real Property Records of Burnet County, Texas
Secures:	Promissory Note ("Note") in the original principal amount of \$215,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender
Property:	The real property and improvements described in the attached Exhibits A and B
Assignment:	The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Pacific Southwest Note Fund, LLC ("Beneficiary") by an instrument dated 04/19/2023, and recorded in 202303832 of the Real Property Records of Burnet County, Texas
Substitute Trustee:	Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts
Substitute Trustee's Street Address:	c/o DWaldman Law, P.C. 5900 Balcones Drive, Suite 100 Austin, TX 78731
Mortgage Servicer:	FCI Lender Services, Inc
Mortgage Servicer's Address:	8180 E Kaiser Blvd., Anaheim, CA 92808

Foreclosure Sale:

Date: Tuesday, 04/01/2025

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 pm to 4:00 pm local time.

Place: THE AREA OUTSIDE THE COUNTY CLERK'S OFFICE, 220 SOUTH PIERCE ST., BURNET, TX ON THE EAST SIDE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Pacific Southwest Note Fund, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Pacific Southwest Note Fund, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Pacific Southwest Note Fund, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

FCI Lender Services, Inc is representing Pacific Southwest Note Fund, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Pacific Southwest Note Fund, LLC and FCI Lender Services, Inc are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

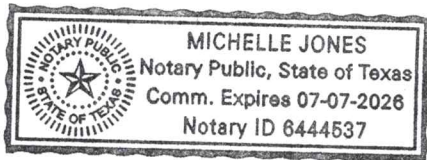
By: Angela Zavala,  
Substitute Trustee

STATE OF TEXAS

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COUNTY OF BURNET

This instrument was acknowledged before me by Angela Zavala on Feb. 20, 2025



Michelle Jones  
Notary Public, State of Texas  
Commission Expires: 7-7-26  
Printed Name:  
Michelle Jones

**Exhibit A**

**FIELD NOTES DESCRIBING 10.32 ACRES OF LAND, OUT OF THE C. A. KLEINECHEN SURVEY, ABSTRACT NUMBER 1039, BURNET COUNTY, TEXAS, ALSO BEING KNOWN AS TRACT 2, BERTRAM WOODS SUBDIVISION, AN UNRECORDED SUBDIVISION IN BURNET COUNTY, TEXAS, SAME BEING THAT CERTAIN EDGAR GRADY 10.33 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 810, PAGE 637, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.SAID 10.32 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING at mag nail set in the centerline of County Road Number 272 at the northwest corner of that certain Carlos Ramirez 10.33 acre tract recorded in Volume 789, Page 292, Official Public Records, said county, same being the southwest corner of said Grady tract. for the southwest corner hereof;**

**THENCE North 19 degrees 01 minutes 19 seconds West, along said centerline and the westerly line of said Grady tract, 299.74 feet to a mag nail set in said line at the southwest corner of that certain Neal Young 10.33 acre tract recorded in Volume 1116, Page 980, Official Public Records, said county, same being the northwest corner of said Grady tract, for the northwest corner hereof;**

**THENCE North 71 degrees 0 minutes 00 seconds East. along the common line of said Grady tract and said Young tract, 1,499.58 feet to an iron rod found in the westerly line of that certain David Carey 26.03 acre tract recorded in Volume 810, Page 629. Official Public Records, said county, same being the northeast corner of said Grady tract, for the northeast corner hereof;**

**THENCE South 19 degrees 0 minutes 38 seconds East, along the common line of said Carey tract and said Grady tract, 299.74 feet to an iron rod found in said line, at the northeast corner of said Ramirez tract, same being the southeast corner of said Grady tract, for the southeast corner hereof;**

**THENCE South 71 degrees 00 minutes 00 seconds West, along the common line of said Ramirez tract and said Grady tract, 1,499.52 feet to the Point of Beginning and containing 10.32 acres of land. more or less.**

**THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT) ONLY.**

## **Exhibit B**

- A. Building setback line(s) as provided in restrictions of record in Volume 736, Page 153 and Volume 785, Page 690, Real Property Records of Burnet County, Texas.**
- B. A sanitary control easement granted to Bertram Woods Subdivision, Property Owners Association as described in Volume 753, Page 934, Real Property Records of Burnet County, Texas.**
- C. Twenty foot (20') wide utility easement around the perimeter of each and every tract lines set out in Warranty Deed dated February 27,1998, executed by P.K.C.C. LP to Bertram Woods Property Owners Association, recorded in Volume 785, Page 693, Official Public Records of Burnet County, Texas.**
- D. Subject to that one certain Order of April 25, 2000, adopting Burnet County Subdivision And Development Regulations, amended September 25, 2000, recorded in Volume 943, Page 399, Official Public Records, amended June 25, 2001, in Volume 993, Page 620, Official Public Record, further amended January 28, 2002, in Volume 1043, Page 85, amended October 24, 2005, in Volume 1377, Page 722, amended in Document Nos. 201100417 and 201100547, Official Public Records of Burnet County, Texas.**
- E. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated 10/9/2008, prepared by Edward Rumsey, Registered Professional Land Surveyor No. 5729: Encroachment of gravel drive in and upon the 20' public utility easement reserved along the front property line.**