

POSTED NOTICE

DATE 10/13/22 TIME 10:39 AM

Clerk Ann Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Aniel Rozano

22-063256

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: March 16, 2020	Original Mortgagor/Grantor: BRYCETON K. NICHOLS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GATEWAY MORTGAGE GROUP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 204723	Property County: JONES
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$147,312.00, executed by BRYCETON K. NICHOLS and payable to the order of Lender.

Property Address/Mailing Address: 8301 FM 1082, ABILENE, TX 79601

Legal Description of Property to be Sold: BEING 2.45 ACRES OUT OF THE J. HALFPENNY SURVEY NO. 139, JONES COUNTY, TEXAS, SAID 2.45 ACRES BEING ALL OF THAT SOME 0.66 ACRE TRACT RECORDED IN VOLUME 303, PAGE 21, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS AND BEING ALL OF THAT SAME 1.78 ACRE TRACT RECORDED IN VOLUME 125, PAGE 189, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS, SAID 2.45 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" REBER FOUND ON THE NBL OF F.M. HIGHWAY 1082 AT THE SOUTHWEST CORNER OF SAID 0.66 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N6°58'14"E AT 200.0 FEET PASS THE NORTHWEST CORNER OF SAID 0.66 ACRE TRACT AND CONTINUE ALONG FOR A TOTAL DISTANCE OF 549.0 FEET TO A 3/8" REBAR FOUND AT THE NORTHWEST CORNER OF SAID 1.78 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S82°58'24"E 300.0 FEET ALONG THE NBL OF SAID 1.78 ACRE TRACT TO A 3/8" REBAR FOUND AT THE NORTHEAST CORNER OF SAID 1.78 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S30°57'45"W 383.69 FEET ALONG THE EBL OF SAID 1.78 ACRE TRACT TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID 1.78 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.66 ACRE TRACT;

THENCE S6°58'14"W 200.0 FEET ALONG THE EBL OF SAID 0.66 ACRE TRACT TO A 1/2" REBAR FOUND



AT THE SOUTHEAST CORNER OF SAID 0.66 ACRE TRACT ON THE NBL OF F.M. HIGHWAY 1082 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N82°17'59"W 144.0 FEET ALONG THE NBL OF SAID HIGHWAY TO THE PLACE OF BEGINNING AND CONTAINING 2.45 ACRES OF LAND.

Date of Sale: December 06, 2022	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: "At the south entrance to the Jones County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Terry Browder, Marsha Monroe, Laura Browder, Jamie Osborne whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 or Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Terry Browder, Marsha Monroe, Laura Browder, Jamie Osborne whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 or Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Terry Browder, Marsha Monroe, Laura Browder, Jamie Osborne whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 or Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Terry Browder, Marsha Monroe, Laura Browder, Jamie Osborne OR Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112