

22TX935-0070  
8301 FM 1082, ABILENE, TX 79601

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### NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT "A"

**Security Instrument:** Deed of Trust dated March 16, 2020 and recorded on March 20, 2020 as Instrument Number 204723 in the real property records of JONES County, Texas, which contains a power of sale.

**Sale Information:** February 07, 2023, at 1:00 PM, or not later than three hours thereafter, at the south entrance to the Jones County Courthouse, or as designated by the County Commissioners Court.

**Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:** The Deed of Trust executed by BRYCETON K. NICHOLS secures the repayment of a Note dated March 16, 2020 in the amount of \$147,312.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

POSTED NOTICE  
DATE 1-5-23 TIME 9:42 AM  
LeeAnn Jennings  
JONES COUNTY CLERK, JONES CO., TX  
BY: Ariel Rozamo



4770073


**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.**

**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.**



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024



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Substitute Trustee(s): Terry Browder, Laura  
Browder, Marsha Monroe, Jamie Osborne,  
Jonathan Schendel, Ramiro Cuevas, Kristopher  
Holub, Lisa Bruno, Dana Kamin, Dustin George  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of JONES County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Guaranteed File No.: 20090066

Exhibit "A"

BEING 2.45 acres out of the J. Halfpenny Survey No. 139, Jones County, Texas, said 2.45 acres being all of that same 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" rebar 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.