

13234 COUNTY ROAD 348
ABILENE, TX 79601

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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: December 03, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 December 06, 2021 and recorded in Document INSTRUMENT NO. 213813 real property records of JONES County, Texas, with BRYCE MASON WILLIAMSON A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRYCE MASON WILLIAMSON A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$213,069.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CMG MORTGAGE, INC. 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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POSTED NOTICE

DATE 10-3-24 **TIME** 9:45 Am

Selvan Jensen
JONES COUNTY CLERK, JONES CO., TX

BY: _____

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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.

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 TERRY BROWDER, MARSHA MONROE, LAURA BROWDER OR JAMIE OSBORNE 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.



Israel Saucedo



Certificate of Posting

My name is Terry Browder, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10/3/24 I filed at the office of the JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: Terry Browder
Date: 10/3/24

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JONES

EXHIBIT "A"

BEING 13.996 ACRES OUT OF SECTION 2, BLOCK 15, T. & P. RR. COMPANY SURVEYS, JONES COUNTY, TEXAS, SAID 13.996 ACRES BEING ALL OF THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 091528, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF JONES COUNTY ROAD NO. 348 AND THE SBL OF SAID SECTION 2 AT THE SOUTHEAST CORNER OF A 0.38 ACRE TRACT RECORDED IN VOLUME 265, PAGE 226, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N0DEG57'46"E AT 14.79 FEET PASS A FOUND AXLE, AT 164.56 FEET PASS A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF SAID 0.38 ACRE TRACT AND THE SOUTHEAST CORNER OF A 4.18 ACRE TRACT RECORDED IN INSTRUMENT NO. 180174, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS AND CONTINUE ALONG FOR A TOTAL DISTANCE OF 913.49 FEET TO A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF SAID 4.18 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S89DEG51'52"E 840.89 FEET TO A 60-D NAIL FOUND IN JONES COUNTY ROAD NO. 319 ON THE EBL OF SAID SECTION 2 AT THE SOUTHEAST CORNER OF AN 85.57 ACRE TRACT RECORDED AS TRACT 1 IN INSTRUMENT NO. 210556, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S1DEG46'35"W 594.47 FEET ALONG JONES COUNTY ROAD NO. 319 TO A POINT ON THE EBL OF SAID SECTION 2 AT THE NORTHEAST CORNER OF A 0.84 ACRE TRACT RECORDED IN VOLUME 35, PAGE 285, DEED RECORDS, JONES COUNTY, TEXAS FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE N88DEG49'55"W 227.16 FEET TO A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF SAID 0.84 ACRE TRACT FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S1DEG03'35"W 167.99 FEET TO A 1/2" REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT

THENCE N88DEG55'42"W 503.99 FEET TO A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF A TRACT RECORDED AS TRACT TWO IN INSTRUMENT NO. 204479, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S1DEG03'35"W 165.0 FEET TO A 3/8" REBAR SET ON THE NORTH SIDE OF JONES COUNTY ROAD NO. 348 AND THE SBL OF SAID SECTION 2 FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE N89DEG02'16"W 100.66 FEET ALONG THE NORTH SIDE OF JONES COUNTY ROAD NO. 348 AND THE SBL OF SAID SECTION 2 TO THE PLACE OF BEGINNING AND CONTAINING 2.84 ACRES OF LAND.