

438 COUNTY ROAD 118
BURNET, TX 78611

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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 07, 2026

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

Place: AREA OUTSIDE COUNTY CLERK'S OFFICE ON EAST SIDE OF THE BURNET COUNTY COURTHOUSE UNLESS BAD WEATHER THAN INSIDE IN EAST HALLWAY OUTSIDE DOORWAY TO COUNTY CLERK OFFICE 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 January 06, 2005 and recorded in Document VOLUME 1306, PAGE 0248 (CLERK'S FILE NO. 001051) real property records of BURNET County, Texas, with VERA C. JENNINGS A/K/A VERA JENNINGS, A SINGLE PERSON AND JOHN A. NICHOLS, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VERA C. JENNINGS A/K/A VERA JENNINGS, A SINGLE PERSON AND JOHN A. NICHOLS, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$90,791.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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

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 AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 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.



Ryan Bourgeois

Certificate of Posting

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

Declarants Name: _____

Date: _____

EXHIBIT "A"

FIELD NOTES DESCRIBING 1.205 ACRES OF LAND, OUT OF LOT 2 OF SHILOH PLACE SUBDIVISION, RECORDED IN CABINET 2, SLIDES 46D AND 47A, PLAT RECORDS, BURNET COUNTY, TEXAS, SAME BEING THAT CERTAIN JOHN NICHOLS AND VERA JENNINGS 1.205 ACRES TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1110, PAGE 138, DEED RECORDS BURNET COUNTY, SAID 1.205 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE SOUTHERLY LINE OF RIVER OAKS FARMS, AN UNRECORDED SUBDIVISION RECORDED IN VOLUME 103, PAGE 421, DEED RECORDS, BURNET COUNTY, AT THE NORTHEAST CORNER OF LOT 1 OF SAID SHILOH PLACE SUBDIVISION, AT THE NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 89 DEGREES 17 MINUTES 33 SECONDS EAST, ALONG THE COMMON LINE OF SAID RIVER OAKS FARMS AND SAID LOT 2, 126.77 FEET TO AN IRON ROD FOUND IN SAID LINE, FOR THE NORTHEAST CORNER HEREOF;

THENCE THROUGH SAID LOT 2, SOUTH 13 DEGREES 38 MINUTES 05 SECONDS WEST, 168.59 FEET TO AN IRON ROD FOUND AND SOUTH 10 DEGREES 58 MINUTES 11 SECONDS WEST, 399.14 FEET TO AN IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 118, IN THE SOUTHERLY LINE OF SAID LOT 2, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 43 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LOT 2, 105.70 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 07 DEGREES 19 MINUTES 52 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, 481.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.205 ACRES OF LAND, MORE OR LESS.

POSTED & FILED

Vicinta Stafford Burnet County Clerk
By Savanna Gregg at 8:34 am, May 21 2026