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24-247444

**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)

<b>Deed of Trust Date:</b> May 5, 2023	<b>Original Mortgagor/Grantor:</b> JONATHAN CARLSON AND VALERIE CARLSON
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST BANK & TRUST D/B/A/ PRIMEWEST MORTGAGE ., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> CMG MORTGAGE, INC.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2301814	<b>Property County:</b> MONTAGUE
<b>Mortgage Servicer:</b> CENLAR FEDERAL SAVINGS BANK	<b>Mortgage Servicer's Address:</b> 425 PHILLIPS BLVD. EWING, NEW JERSEY 08618-1430

\* 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 \$697,600.00, executed by JONATHAN CARLSON and payable to the order of Lender.

**Property Address/Mailing Address:** 2823 FM 1816, BOWIE, TX 76230

**Legal Description of Property to be Sold:** BEING A 10.00 ACRE TRACT OF LAND IN THE T. E. & L. CO. SURVEY NO. 3423 A-805, MONTAGUE COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO RANDALL AND MORGAN WHITE RECORDED IN VOLUME 528, PAGE 810, OFFICIAL PUBLIC RECORDS, MONTAGUE COUNTY, TEXAS, AS DEPICTED ON SURVEYOR'S PLAT NO. 02-17-2007, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE WEST RIGHT OF WAY OF F. M. HIGHWAY NO. 1816 AND IN THE NORTH LINE OF THE T. E. & L. CO. SURVEY NO. 3419 A-808 AND IN THE SOUTH LINE OF SAID SURVEY NO. 3423 FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CHASE AND ABBY MASON RECORDED IN FILE NO. 2003740, OFFICIAL PUBLIC RECORDS, MONTAGUE COUNTY, TEXAS AND FOR THE SOUTHEAST CORNER OF SAID WHITE TRACT;

THENCE NORTH 83°39'24" WEST WITH THE NORTH LINE OF SAID SURVEY NO. 3419 AND WITH THE SOUTH LINE OF SAID SURVEY NO. 3423 A DISTANCE OF 723.24 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT ONE IN DEED TO TRACY ROBBINS RECORDED IN VOLUME 342, PAGE 110, REAL RECORDS, MONTAGUE COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF SAID MASON TRACT AND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID WHITE TRACT;

THENCE NORTH 03°30'10" EAST 8.00 FEET TO AN IRON ROD FOUND MARKED "WALTERS" FOR AN INNER CORNER OF SAID WHITE TRACT;



THENCE NORTH 83°39'23" WEST 149.64 FEET TO A SIXTY PENNY NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID WHITE TRACT;

THENCE NORTH 05°29'12" EAST 480.88 FEET TO AN IRON ROD FOUND MARKED "WALTERS" FOR THE NORTHWEST CORNER OF SAID WHITE TRACT;

THENCE SOUTH 88°15'14" EAST 809.19 FEET TO AN IRON ROD FOUND MARKED "WALTERS" IN THE WEST RIGHT OF WAY OF SAID HIGHWAY FOR THE NORTHEAST CORNER OF SAID WHITE TRACT;

THENCE SOUTH 01°01'55" WEST WITH THE WEST RIGHT OF WAY OF SAID HIGHWAY 37.80 FEET TO AN IRON ROD FOUND MARKED "WALTERS" FOR THE BEGINNING OF A 5779.58 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 88°58'08" EAST;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°01'00" FOR AN ARC LENGTH OF 405.17 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02°59'08" EAST WITH THE WEST RIGHT OF WAY OF SAID HIGHWAY 115.78 FEET TO THE POINT OF BEGINNING.

<b>Date of Sale:</b> February 4, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** Montague County Courthouse, 11339 State Hwy 59 N, Montague, TX 76251

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, *CMG MORTGAGE, INC.*, the owner and holder of the Note, has requested Lynne Holiday, Jerry Tiemann, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Lynne Holiday or Ryan Holiday 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 *CMG MORTGAGE, INC.* 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, Lynne Holiday, Jerry Tiemann, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Lynne Holiday or Ryan Holiday 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 Lynne Holiday, Jerry Tiemann, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Lynne Holiday or Ryan Holiday 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.

**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.**

Posted by:  
*Lynne Holiday*

/s/William Attmore  
William Attmore  
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**FILED**  
2024 DEC -5 A 10:10  
MONTAGUE COUNTY CLERK  
MONTAGUE, TX