

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: April 15, 2016	Original Mortgagor/Grantor: MAUREEN D. SAMPLE AND JOHN S. SAMPLE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR CMG MORTGAGE INC. DBA CMG FINANCIAL., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CMG MORTGAGE, INC.
Recorded in: Volume: N/A Page: N/A Instrument No: 2016-01118	Property County: JACKSON
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 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 \$156,000.00, executed by MAUREEN D. SAMPLE and payable to the order of Lender.

Property Address/Mailing Address: 702 SOUTH ALLEN STREET, EDNA, TX 77957

Legal Description of Property to be Sold:

BEING A TRACT OR LOT OF LAND SITUATED IN THE NESTOR CLAY SURVEY, ABSTRACT NO. 13 OF JACKSON COUNTY, TEXAS, AND BEING ALSO A PART OF THE "NETTIE MCDOWELL HOME TRACT" AND HAVING A FRONTAGE OF 127.0 FEET ON DIVISION STREET AND A FRONTAGE OF 152.6 FEET ON ALLEN AVENUE IN THE CITY OF EDNA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST WESTERN CORNER OF THE SAID "NETTIE MCDOWELL HOME TRACT" AT THE INTERSECTION OF THE NORTHEAST LINE OF ALLEN AVENUE WITH THE SOUTHEAST LINE OF DIVISION STREET;

THENCE S. 45 DEGREES E. AND WITH THE NORTHEAST LINE OF ALLEN AVENUE 152.6 FEET TO THE MOST SOUTHERN CORNER OF SAID "NETTIE MCDOWELL HOME TRACT" AND THE MOST WESTERN CORNER OF THE LAUGHTER TRACT;

THENCE N. 45 DEGREES E. AND WITH THE NORTHWEST LINE OF SAID LAUGHTER TRACT 127.0



FEET TO

A STAKE FOR THE MOST EASTERN CORNER OF THE TRACT HEREIN BOUNDED AND THE MOST SOUTHERN CORNER OF THAT CERTAIN TRACT WHICH WAS CONVEYED TO EUGENE WALTON MCDOWELL, JR. BY NETTIE MCDOWELL AND E. W. MCDOWELL BY DEED DATED AUGUST 27, 1948 AND

APPEARING OF RECORD IN VOLUME 179, PAGE 268 OF THE DEED RECORDS OF SAID COUNTY;

THENCE N. 45 DEGREES W. AND WITH THE SOUTHWEST LINE OF SAID EUGENE WALTON MCDOWELL,

JR. TRACT 152.6 FEET TO THE MOST WESTERN CORNER THEREOF ON THE SOUTHEAST LINE OF SAID

DIVISION STREET;

THENCE S. 45 DEGREES W. AND WITH THE SOUTHEAST LINE OF SAID DIVISION STREET 127.0 FEET TO

THE PLACE OF BEGINNING, AND BEING AND INTENDED TO BE THE SAME PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED FROM EVERARD M. MCDOWELL AND WIFE TO W. T. WESTHOFF,

JR. AND WIFE, DATED DECEMBER 30, 1972 AND APPEARING OF RECORD IN VOLUME 472, PAGE 217 OF

THE DEED RECORDS OF JACKSON COUNTY, TEXAS.

Date of Sale: June 6, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: THE DOWNSTAIRS MAIN LOBBY AT THE FRONT DOOR OF THE COURTHOUSE FACING MAIN STREET 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 Megan Randle or Ebbie Murphy 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, Megan Randle or Ebbie Murphy 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 Megan Randle or Ebbie Murphy 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.

/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

Megan Rancelle

FILED ^{e10:7} 4/13/23

Katherine R. Brooks, Clerk of County Court

JACKSON COUNTY, TEXAS

BY

Jane Whitfield