

25-346556

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> August 27, 2020	<b>Original Mortgagor/Grantor:</b> TRACY KAY WATSON AND NICOLAS PAUL MENCHACA
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CMG MORTGAGE, INC., DBA CMG FINANCIAL ., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> MORTGAGE, INC.
<b>Recorded in:</b> <b>Volume:</b> 1090 <b>Page:</b> 0593 <b>Instrument No:</b> 20200002336	<b>Property County:</b> JACK
<b>Mortgage Servicer:</b> CENLAR FEDERAL SAVINGS BANK	<b>Mortgage Servicer's Address:</b> 425 PHILLIPS BLVD. EWING, NEW JERSEY 08618-1430

**FILED FOR RECORD**

**O'CLOCK M**

**OCT - 2 - 2025**

**VANESSA JAMES, County Clerk  
JACK COUNTY, TEXAS**

**DEPUTY**

\* 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 \$256,000.00, executed by NICOLAS PAUL MENCHACA and TRACY KAY WATSON and payable to the order of Lender.

**Property Address/Mailing Address:** 816N COLLEGE ST, BRYSON, TX 76427

**Legal Description of Property to be Sold:** ALL THAT CERTAIN 3.73 ACRES TRACT OR PARCEL OF LAND BEING SITUATED IN THE I. HUGHSON SURVEY, ABSTRACT 256, IN JACK COUNTY, TEXAS AND BEING THE SAME CALLED 3.822 ACRES TRACT CONVEYED IN A FINAL DECREE OF DIVORCE TO TRACY KAY WATSON, AS RECORDED IN BK. 1072, PG. 0009 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY (REFERENCE DEEDS - 1.5 ACRES TRACT RECORDED IN BK. 0792, PG. 0647, A CALLED ONE ACRE TRACT RECORDED IN BK. 0793, PG. 0850 AND A TRACT RECORDED IN BK. 0794, PG. 0760, ALL IN SAID OFFICIAL PUBLIC RECORDS) AND SAID 3.73 ACRES TRACT BEING DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5210", FOUND IN NORTH COLLEGE STREET, FOR THE SOUTHWEST CORNER OF A CALLED 1 ACRE TRACT RECORDED IN BK. 0752, PG. 0826 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWEST CORNER OF SAID BK. 0794, PG. 0760, ON THE EAST LINE OF A CALLED 13.3 ACRES TRACT RECORDED IN VOL. 314, PG. 814 OF THE DEED RECORDS OF SAID COUNTY; THENCE SOUTH 89°23'09" EAST, ALONG THE SOUTH LINE OF SAID 1 ACRE TRACT, A DISTANCE OF 210.00 FEET TO A POINT IN A SHED, FOR THE SOUTHEAST CORNER OF SAID 1 ACRE TRACT, THE MOST NORTHERN SOUTHWEST CORNER OF SAID ONE ACRE TRACT AND AN INNER "L" CORNER DESCRIBED HEREIN; THENCE NORTH 00°36'51" EAST, ALONG THE EAST LINE OF SAID 1 ACRE TRACT A DISTANCE OF 210.00 FEET TO AN IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5210", FOUND FOR THE NORTHEAST CORNER OF SAID 1 ACRE TRACT, AN "L" CORNER OF SAID 1.5 ACRES TRACT AND AN INNER "L" CORNER DESCRIBED HEREIN; THENCE NORTH 89°23'09" WEST, ALONG THE NORTH LINE OF SAID 1 ACRE TRACT AND ALONG A SOUTH LINE OF SAID 1.5 ACRES TRACT, A DISTANCE



OF 210.00 FEET TO A POINT IN A CATTLE GUARD FOR THE MOST NORTHERN SOUTHWEST CORNER DESCRIBED HEREIN, THE MOST WESTERN SOUTHWEST CORNER OF SAID 1.5 ACRES TRACT AND THE NORTHWEST CORNER OF SAID 1 ACRE TRACT; THENCE NORTH 00°36'51" EAST, ALONG THE EAST LINE OF SAID 13.3 ACRES TRACT, A DISTANCE OF 210.00 FEET TO AN IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5210", FOUND FOR THE MOST NORTHERN NORTHWEST CORNER DESCRIBED HEREIN AND THE SOUTHWEST CORNER OF A CALLED 20.2 ACRES TRACT RECORDED IN VOL. 684, PG. 289 OF SAID DEED RECORDS; THENCE SOUTH 89°23'091" EAST, ALONG THE NORTH LINE OF SAID 1.5 ACRES TRACT, AT 19.11 FEET AN IRON ROD WITH AN ALUMINUM CAP STAMPED "RPLS 4144", FOUND FOR THE SOUTHWEST CORNER OF A CALLED 19.51 ACRES TRACT RECORDED IN BK. 1001, PG. 0256 OF SAID OFFICIAL PUBLIC RECORDS BEARS RIGHT 6.23 FEET, AT 32.87 FEET AN IRON ROD WITH AN ALUMINUM CAP STAMPED "RPLS 4144", FOUND FOR THE SOUTHWEST CORNER OF A CALLED 2.00 ACRES TRACT RECORDED IN BK. 1012, PG. 0503 OF SAID OFFICIAL PUBLIC RECORDS BEARS RIGHT 6.14 FEET, CONTINUING IN ALL, A TOTAL DISTANCE OF 315.00 FEET TO AN IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5210", FOUND FOR THE NORTHEAST CORNER OF SAID 1.5 ACRES TRACT AND THE NORTHWEST CORNER OF A CALLED 9.96 ACRES TRACT RECORDED IN BK. 0968, PG. 0826 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST CORNER DESCRIBED HEREIN AND A 6 INCH WOOD FENCE POST BEARS NORTH 33°15'06" WEST, A DISTANCE OF 4.4 FEET; THENCE SOUTH 00°36'51" WEST, ALONG A WEST LINE OF SAID 9.96 ACRES TRACT, AT 4.90 FEET AN IRON ROD WITH AN ALUMINUM CAP STAMPED "RPLS 4144", FOUND FOR THE SOUTHEAST CORNER OF SAID 2.00 ACRES TRACT BEARS 1.91 FEET RIGHT, CONTINUING IN ALL, A TOTAL DISTANCE OF 655.40 FEET TO A 1/2 INCH IRON REBAR WITH AN ALUMINUM CAP STAMPED "RPLS 5210", SET FOR THE SOUTHEAST CORNER DESCRIBED HEREIN AND AN IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5210", FOUND FOR THE SOUTHEAST CORNER OF SAID BK. 0794, PG. 0760 AND AN INNER CORNER OF SAID 9.96 ACRES TRACT BEARS SOUTH 00°36'51" WEST, A DISTANCE OF 22.60 FEET; THENCE NORTH 89°39'07" WEST, LEAVING SAID WEST LINE AND ALONG THE AGREED UPON DIVIDING LINE, AT 78.94 FEET PASSING AN IRON ROD WITH AN ALUMINUM CAP STAMPED "RPLS 4144", FOUND FOR THE NORTHEAST CORNER OF A CALLED 0.82 ACRE TRACT RECORDED IN BK. 1067, PG. 0158 OF SAID OFFICIAL PUBLIC RECORDS, AT 292.03 FEET PASSING AN IRON ROD WITH AN ALUMINUM CAP STAMPED "RPLS 4144", FOUND FOR THE NORTHWEST CORNER OF SAID 0.82 ACRE TRACT, CONTINUING IN ALL, A TOTAL DISTANCE OF 315.00 FEET TO A POINT IN SAID ROAD ON THE EAST LINE OF OF FIRST TRACT, A CALLED 2.52 ACRES RECORDED IN BK. 0774, PG. 0020 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH AN IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5210", FOUND FOR THE SOUTHWEST CORNER OF SAID BK. 0794, PG. 0760 BEARS SOUTH 00°36'51" WEST, A DISTANCE OF 21.15 FEET; THENCE NORTH 00°36'51" EAST, ALONG SAID STREET AND THE EAST LINE OF SAID FIRST TRACT AND ALONG THE EAST LINE OF SAID 13.3 ACRES TRACT, A DISTANCE OF 236.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.73 ACRES OF LAND OF WHICH 1,526 SQUARE FEET OR 0.04 ACRE IS IN DISPUTE WITH SAID 19.51 ACRES TRACT AND SAID 2.00 ACRES TRACT.

<b>Date of Sale:</b> November 4, 2025	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Jack County Courthouse, 100 N. Main, Jacksboro, TX 76458 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 Auction.com LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tejas Corporate Services, LLC 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, Auction.com LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tejas Corporate Services, LLC 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 Auction.com LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR Tejas Corporate Services, LLC 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/Joseph Vacek

Joseph Vacek

Attorney for Cenlar Federal Savings Bank

State Bar No.: 24038848

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Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

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