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FILED  
at 2:29 o'clock PM

JUL 10 2025

Nancy E. Ruter  
County Clerk, Williamson Co., TX

25-319657

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: November 29, 2022	Original Mortgagor/Grantor: ADAM MICHAEL COOPER AND REBECCA COOPER AND TOMMY PAUL ENLOE AND JUDY KATHLEEN ENLOE
Original Beneficiary / Mortgagee: MORTGAGE ELECTTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, SOLELY AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS	Current Beneficiary / Mortgagee: CMG MORTGAGE, INC.
Recorded in: Volume: N/A Page: N/A Instrument No: 202231605	Property County: WILLIAMSON
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 \$176,000.00, executed by ADAM MICHAEL COOPER; TOMMY PAUL ENLOE; JUDY KATHLEEN ENLOE and payable to the order of Lender.

**Property Address/Mailing Address:** 1510 WEST CLARK ST, BARTLETT, TX 76511

**Legal Description of Property to be Sold:** BEING A PORTION OF LOT 2, IN BLOCK 4, OF IRVIN'S ADDITION, AN ADDITION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET A, SLIDE 25A, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION(S) OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES.

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OF LAND CONTAINING 0.308 ACRES, SITUATED IN THE WILLIAM MCKNIGHT SURVEY, TOWN OF BARTLETT, WILLIAMSON COUNTY, TEXAS, BEING KNOWN AS THE EAST 95 FEET OF LOT 2, BLOCK 4, IRVIN ADDITION TO THE TOWN OF BARTLETT, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 25, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO RACHEL FRANCES STOLTE, RECORDED IN DOCUMENT NO. 9982928, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 " IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, BEING ON THE WEST RIGHT-OF-WAY LINE OF JARRELL STREET AND THE NORTH RIGHT-OF-WAY LINE OF WEST CLARK STREET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:





VTHENCE N 71° 11' 31" W— 96.09 FEET (RECORD-95.0 FEET) ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO VICTORINE BALLARD, RECORDED IN DOCUMENT NO. 9654294, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N 19° E 139.60 FEET (RECORD 140 FEET) ALONG THE EAST LINE OF SAID BELLARD TRACT, TO A 5/8" IRON ROD FOUND ON THE SOUTH LINE OF AN ALLEY AS PER SAID PLAT THENCE S 71°11' 31" E —96.09 FEET (RECORD 95.0 FEET) ALONG THE SOUTH LINE OF SAID ALLEY, TO A 1/2" IRON ROD FOUND. ON THE WEST RIGHT-OF-WAY LINE OF SAID JARRELL STREET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE S 19° W 139.60 FEET (RECORD 140.0 FEET) (BEARING BASE AS PER ASSUMED BEARING) ALONG THE WEST LINE OF SAID RIGH-OF-WAY, TO THE POINT OF BEGINNING AND CONTAINING 0.308 ACRES OF LAND.

<b>Date of Sale:</b> September 2, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626OR 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 Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts 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 Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts 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 Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts 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,

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