

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: July 28, 2016

Grantor(s): Oscar H. Saenz, Jr. and Michelle Saenz, husband and wife

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services

Original Principal: \$316,560.00

Recording Information: 172843

Property County: Atascosa

Property: **PARCEL I: BEING 10.03 ACRES OF LAND, MORE OR LESS, OUT OF TRACT III OF THE SIX TRACTS CREATED IN THAT PARTITION DEED OF 72 ACRES OUT OF THE DIEGO PEREZ SURVEY 1194, ABSTRACT 665, ATASCOSA COUNTY, TEXAS AS RECORDED IN VOLUME 236 ON PAGE 189 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST CORNER OF THIS TRACT AND THE EAST CORNER OF TRACT III, A SET #4 REBAR ON THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD 307, 18.4 FEET NORTHEAST OF AN OCCUPIED FENCE LINE AND FROM WHICH AN OCCUPIED FENCE CORNER POST, OSTENSIBLY THE EAST CORNER OF THE 72 ACRE TRACT AND THE EAST CORNER OF THE 200 ACRE PARENT TRACT DESCRIBED IN VOLUME "V" ON PAGE 24 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS, BEARS N 33° 12' 03" E 1785.57 FEET; THENCE S 33° 12' 03" W 297.60 FEET WITH THE SOUTHEAST LINE OF TRACT III AND THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD 307, TO A SET #4 REBAR, A SOUTHERLY CORNER OF THIS TRACT AND MID-POINT OF THE SOUTHEAST LINE OF TRACT III AND THE EAST CORNER OF A TWO-ACRE TRACT THIS DAY SURVEYED; THENCE N 61° 04' 07" W 293.56 FEET TO A SET #4 REBAR, A RE-ENTRANT CORNER OF THIS TRACT AND THE NORTH CORNER OF A TWO-ACRE TRACT THIS DAY SURVEYED; THENCE S 33° 12' 03" W 297.60 FEET TO A SET #4 REBAR ON THE SOUTHWEST LINE OF TRACT III AND 10.4 FEET NORTHEAST OF AN OCCUPIED FENCE LINE, A SOUTHERLY CORNER OF THIS TRACT AND THE WEST CORNER OF A TWO-ACRE TRACT THIS DAY SURVEYED; THENCE N 61° 04' 07" W 590.45 FEET WITH THE SOUTHWEST LINE OF TRACT III TO A SET #4 REBAR, THE WEST CORNER OF THIS TRACT AND THE WEST CORNER OF TRACT III ON THE NORTHWEST LINE OF THAT 72 ACRE TRACT OUT OF THE 200 ACRES, 4.5 FEET NORTHEAST OF AN OCCUPIED FENCE CORNER POST**

AND BEARING N 33° 08` 05" E 1186.86 FEET FROM THE WEST CORNER OF THE 72 ACRE TRACT AND AN OCCUPIED FENCE POST ON THE SOUTHWEST LINE OF THE 200 ACRE TRACT;THENCE N 33° 08` 05" E 593.43 FEET WITH THE NORTHWEST LINE OF THAT 72 ACRE TRACT OUT OF THE 200 ACRES AND GENERALLY FOLLOWING A WIRE FENCE, TO A SET #4 REBAR, THE NORTH CORNER OF THIS TRACT AND THE NORTH CORNER OF TRACT III, 10.5 FEET NORTHEAST OF AN OCCUPIED FENCE CORNER POST;THENCE S 61° 10` 46" E 884.82 FEET WITH THE NORTHEAST LINE OF TRACT III AND DIVERGING FROM AN OCCUPIED FENCE LINE, TO THE POINT OF BEGINNING, CONTAINING 10.03 ACRE OF LAND, MORE OR LESS.PARCEL IIBEING 2.00 ACRES OF LAND, MORE OR LESS, OUT OF TRACT III OF THE SIX TRACTS CREATED IN THAT PARTITION DEED OF 72 ACRE OUT OF THE DIEGO PEREZ SURVEY 1194, ABSTRACT 665, ATASCOSA COUNTY, TEXAS AS RECORDED IN VOLUME 236 ON PAGE 189 OF THE DEED RECORDS OF ATASCOSA COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE SOUTH CORNER OF THIS TRACT AND THE SOUTH CORNER OF TRACT III, A SET #4 REBAR ON THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD 307, 13.2 FEET NORTHEAST OF AN OCCUPIED FENCE LINE AND FROM WITH AN OCCUPIED FENCE CORNER POST, OSTENSIBLY THE EAST CORNER OF THE 72 ACRE TRACT AND THE EAST CORNER OF THE 200 ACRE PARENT TRACT DESCRIBED IN VOLUME "V" ON PAGE 24 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS, BEARS N 33° 12` 03" E 2380.77 FEET;THENCE N 61° 04` 07" W 293.56 FEET WITH THE SOUTHWEST LINE OF TRACT III TO A SET #4 REBAR ON THE SOUTHWEST LINE OF TRACT III AND 10.4 FEET NORTHEAST OF AN OCCUPIED FENCE LINE, THE WEST CORNER OF THIS TRACT AND A SOUTHERLY CORNER OF A 10.03 ACRE TRACT THIS DAY SURVEYED;THENCE N 33° 12` 03" E 297.60 FEET TO A SET #4 REBAR, THE NORTH CORNER OF THIS TRACT AND A RE-ENTRANT CORNER OF A 10.03 ACRE TRACT THIS DAY SURVEYED;THENCE S 61° 04` 07" E 293.56 FEET TO A SET #4 REBAR, THE EAST CORNER OF THIS TRACT AND A SOUTHERLY CORNER OF A 10.03 ACRE THIS DAY SURVEYED, MID-POINT OF THE SOUTHEAST LINE OF TRACT III ON THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD 307;THENCE S 33° 12` 03" W 297.60 FEET WITH THE SOUTHEAST LINE OF TRACT III AND ON THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD 307 TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

Property Address: 6260 County Road 307
Jourdanton, TX 78026

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Mortgage Servicer: Cascade Financial Services

Mortgage Servicer 2701 E Insight Way
Address: Suite 150
Chandler, AZ 85286

SALE INFORMATION:

Date of Sale: December 3, 2024
Time of Sale: 12:00 PM or within three hours thereafter.
Place of Sale: THE WEST PORCH OF THE COURTHOUSE ENTRANCE: NEW LOCATION
PASSED 7/14/2003 EFFECTIVE 8/15/2003 BEING THE WEST PORCH OF THE
COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE
Substitute Trustee: Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob
Frisch, Wayne Daughtrey or Vicki Rodriguez, Padgett Law Group, Michael J. Burns,
Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions

referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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 the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Pjms

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Alexis Martin, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 9/19/2024, I filed at the office of the Atascosa County Clerk to be posted at the Atascosa County courthouse this notice of sale.

Alexis Martin

Declarant's Name: Alexis Martin

Date: 9/19/2024

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

FILED FOR RECORD
2024 SEP 19 AM 9: 28
THERESA CARRASCO
ATASCOSA COUNTY CLERK
BY ys DEPUTY