

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 06/06/2023

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Medina County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 7/22/2015 and recorded in the real property records of Medina County, TX and is recorded under Clerk's File/Instrument Number 2015005463 with Jay Lynn Collard and Carrie Janet Collard (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jay Lynn Collard and Carrie Janet Collard, securing the payment of the indebtedness in the original amount of \$231,332.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Southwest Stage Funding LLC dba Cascade Financial Services is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING 2.516 ACRES OF LAND OUT OF THE FR. J. MARQUIS SURVEY NO. 497, ABSTRACT NO. 688 IN MEDINA COUNTY, TEXAS AND A PORTION OF LOT 18, BLOCK 33 OF THE SAN ANTONIO TRUST SUBDIVISION OF MEDINA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 2 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS AND ALSO BEING THAT CERTAIN 2.541 ACRE TRACT DESCRIBED IN VOLUME 816, PAGE 991 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS; SAID 2.516 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF INTREPID SURVEYING & ENGINEERING CORPORATION IN JULY, 2015:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF THAT CERTAIN 12.00 ACRE TRACT DESCRIBED IN VOLUME 579, PAGE 901 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHEAST CORNER OF THAT CERTAIN 9 ACRE TRACT DESCRIBED IN VOLUME 720, PAGE 1107 OF SAID OFFICIAL PUBLIC RECORDS; AND THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 00 DEGREES 07'39" WEST ALONG THE APPARENT EAST LINE OF SAID 9 ACRE TRACT AT A DISTANCE OF 767.93 FEET PASS A WOOD FENCE CORNER POST FOUND IN THE OCCUPIED SOUTH LINE OF COUNTY ROAD NO. 6610 (ROAD 185 1/2) FOR THE OCCUPIED NORTHWEST CORNER AND CONTINUE IN ALL A TOTAL DISTANCE OF 788.40 FEET TO A



CALCULATED POINT IN THE RECORD CENTERLINE OF SAID COUNTY ROAD NO. 6610 FOR THE NORTHEAST CORNER OF SAID 9 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;

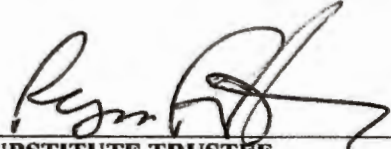
THENCE SOUTH 89 DEGREES 35'39" EAST A DISTANCE OF 139.02 FEET ALONG THE RECORD CENTERLINE OF SAID COUNTY ROAD NO. 6610 TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THAT CERTAIN 2.541 ACRE TRACT DESCRIBED IN VOLUME 303, PAGE 933 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 00 DEGREES 07'39" EAST ALONG THE EAST LINE OF SAID VOLUME 303, PAGE 933 AT A DISTANCE OF 18.98 FEET PASS A METAL MONUMENT FOUND IN THE OCCUPIED SOUTH LINE OF SAID COUNTY ROAD NO. 6610 FOR THE OCCUPIED NORTHEAST CORNER HEREOF AND CONTINUE IN ALL A TOTAL DISTANCE OF 788.40 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID 12.00 ACRE TRACT FOR THE SOUTHWEST CORNER OF SAID VOLUME 303, PAGE 933 AND THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 89 DEGREES 35'39" WEST A DISTANCE OF 139.02 FEET ALONG THE NORTH LINE OF SAID 12.00 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 2.516 ACRES MORE OR LESS, AND AS SHOWN HEREON.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cascade Financial Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Southwest Stage Funding LLC dba Cascade Financial Services
2701 E. Ryan Rd
Chandler, AZ 85286

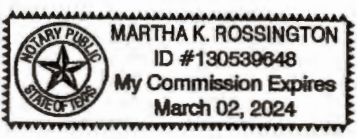


SUBSTITUTE TRUSTEE
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Martha Rossington, Reyn Rossington
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Kendall

Before me, the undersigned authority, on this day personally appeared Reyn Rossington as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing Instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

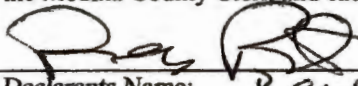
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of March, 2023.

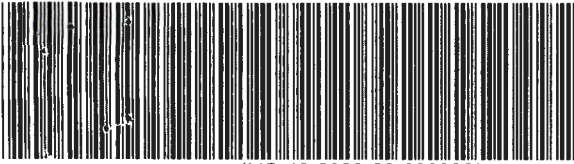


Martha K Rossington
NOTARY PUBLIC in and for
Kendall COUNTY
My commission expires: 3-2-2024
Print Name of Notary: MARtha K ROSSINGTON

CERTIFICATE OF POSTING

My name is Reyn Rossington, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-23-2023 I filed at the office of the Medina County Clerk and caused to be posted at the Medina County courthouse this notice of sale.


Declarants Name: Reyn Rossington
Date: 3-23-2023



VG-42-2023-23-000038

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 23-000038

Foreclosure Posting

Recorded On: March 23, 2023 10:06 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 23-000038
Receipt Number: 20230323000014
Recorded Date/Time: March 23, 2023 10:06 AM
User: Jaylen P
Station: cccash2

Record and Return To:

MARTHA ROSSINGTON



**STATE OF TEXAS
Medina County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX