

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: November 27, 2012
Grantor(s): Luke W Branson and Sarah Tower, Husband and Wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Original Principal: \$144,631.00
Recording Information: Book 872, Page 0972
Property County: Medina

Property: **A FIELD NOTE DESCRIPTION OF A 6.537 ACRE TRACT OF LAND SITUATED IN MEDINA COUNTY, TEXAS, OUT OF THE JEAN B. ZERR SURVEY 47, ABSTRACT 1057, ALSO BEING THE SAME TRACT OF LAND CALLED 6.631 ACRES AND DESCRIBED IN DEED RECORDED IN VOLUME 424, PAGE 984 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (NOTE: ALL IRON PINS SET ARE 1/2" REBAR WITH A PINK PLASTIC CAP STAMPED "RKB 5409")**

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 6.631 ACRE TRACT, AT THE INTERSECTION OF THE NORTH LINE OF COUNTY ROAD 7718 AND THE WEST LINE OF SAID COUNTY ROAD 7718;

THENCE N 86°38'53" W, 336.34 FEET ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND SAID 6.631 ACRE TRACT AND THE NORTH LINE OF SAID COUNTY ROAD 7718 TO AN IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF A 5.00 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 847, PAGE 494 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS;

THENCE N 04°34'30" E, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND SAID 6.631 ACRE TRACT AND THE EAST LINE OF SAID 5.00 ACRE TRACT, AT 540.08 FEET PASS AN IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT AND THE MOST NORTHERLY SOUTHEAST CORNER OF THE REMAINDER OF A 26.030 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN

VOLUME 3, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS AND CONTINUING ON THE SAME COURSE FOR A TOTAL DISTANCE OF 836.04 FEET TO AN IRON PIN SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 6.631 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 26.030 ACRE TRACT, IN THE SOUTH LINE OF A 27.45 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 410, PAGE 509 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS:

THENCE S 85°14'21" E, 348.41 FEET ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AND SAID 6.631 ACRE TRACT AND THE SOUTH LINE OF SAID 27.45 ACRE TRACT TO A RAILROAD SPIKE FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 6.631 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 27.45 ACRE TRACT, IN THE WEST LINE OF AFORESAID COUNTY ROAD 7718;

THENCE S 05°24'55" W, 827.82 FEET ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND SAID 6.631 ACRE TRACT AND THE WEST LINE OF SAID COUNTY ROAD 7718 TO THE PLACE OF BEGINNING AND CONTAINING 6.537 ACRES OF LAND ACCORDING TO A SURVEY MADE ON THE GROUND ON NOVEMBER 8, 2012 BY ACE SURVEYING, INC.

Property Address: 1067 County Road 7718
Devine, TX 78016

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: November 5, 2024
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: The area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo TX 78861 near the front entrance or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Martha Rossington, Mary C LaFond, or Janice Stoner, 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.



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 9/12/2024, I filed at the office of the Medina County Clerk to be posted at the Medina County courthouse this notice of sale.

Alexis Martin

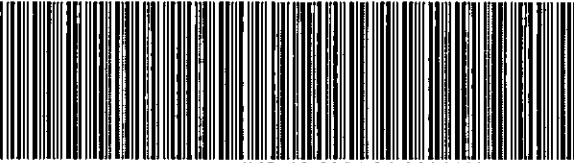
Declarant's Name: Alexis Martin

Date: 9/12/2024

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520



VG-42-2024-24-000116

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 24-000116

Foreclosure Posting

Recorded On: September 12, 2024 01:07 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

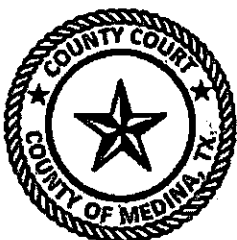
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000116
Receipt Number: 20240912000031
Recorded Date/Time: September 12, 2024 01:07 PM
User: Vanessa W
Station: ccscan3.medinacounty.local

Record and Return To:

ALEXIS MARTIN



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