



**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2200321

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 27, 2022 01:29 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* 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: 2200321
Receipt Number: 20220127000015
Recorded Date/Time: January 27, 2022 01:29 PM
User: Tammy R
Station: Clerk Station

Record and Return To:

MOLLY MCCOSLIN



STATE OF TEXAS
COUNTY OF FREESTONE

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 Freestone County, Texas.

Renee Reynolds
Freestone County Clerk
Freestone County, TX

Renee Reynolds

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: **June 13, 2014**
Grantor(s): **Melissa S. Jackson and Christopher O. Jackson, wife and husband**
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Premier Home Mortgage, Inc., a Corporation**
Original Principal: **\$110,560.00**
Recording Information: **Instrument No. 01401930**
Property County: **Freestone**
Property: **The following described real property in Freestone County, Texas, to-wit:**

All that certain lot, tract or parcel of land situated in the Maria De Cantona Survey, A-7, Freestone County, Texas, being 1.21 acres, more or less, and being the same tract as described in a deed dated December 13, 2007, from Bobby & Billy, Inc. to Lide Family, Inc. and recorded in Volume 1430, Page 812, Deed Records Freestone County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to-wit:

BEGINNING at a 1/2" iron pipe found for the southeastern corner of the referenced tract and a southern southwest corner of a called 7.475 acre tract conveyed to Lide Family, Inc by deed of record in Volume 1430, Page 797. Said point being in the northeastern right of way of U S Highway 84 (120' r.o.w.) and from which a 5/8" iron rod found for the southeast corner of said 7.475 acre tract bears S 69° 25' 20" E 412.89 feet,

THENCE North 69° 30' 00" West 293.21 feet (record distance is 293.12 feet), along said northeastern right of way and the southerly line of the referenced tract (this line was used as the basis of bearings), to a 1" iron pipe found for the southwest corner of the referenced tract and a southeastern corner of a called 10.317 acre tract conveyed to Wilber J. Barrow, et ux by deed of record in Volume 939. Page 106;

THENCE North 37° 47' 03" East 256.73 feet (record call is N 37° 45' 05" E 256.63 feet), with the common line the referenced tract and said 10.317 acre tract, to a 1/2" iron pipe found for the northwest corner of the referenced tract and a bend in the eastern line of said 10.317 acre tract. Same being a western southwest corner of the aforementioned 7.475 acre tract;

THENCE South 74° 51` 59" East 129.91 feet (record call is S 74° 58` 37" E 130.06 feet), with the common line of the referenced tract and a southerly line of said 7.475 acre tract, to a 3/4" iron pipe found for a common corner of said tracts in an existing wire fence;

THENCE South 01° 41` 57" West 271.79 feet (record call is S 01° 43` 23" W 271.97 feet), generally along an existing wire fence and with the common line of the referenced tract and said 7.475 acre tract, to the Point of Beginning and containing 1.21 acres, more or less.

This conveyance is made subject to easements, rights-of-way, and prescriptive rights, whether of record or not; all minerals and royalty reservations and conveyances of record, including oil and gas leases; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for 2014, the payment of which grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which grantee assumes.

Property Address: 1628 West Highway 84
Mexia, TX 76667

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: April 5, 2022
Time of Sale: 11:00 am - 2:00 pm or within three hours thereafter.
Place of Sale: The front steps of the Courthouse (south 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: Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, or Ronnie Hubbard, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Trustee Address: Dallas, TX 75240

WHEREAS, the above-named Grantor 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 has been removed and Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, or Ronnie Hubbard, any to act, 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. Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, or Ronnie Hubbard, 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.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
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