

COPY

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 14, 2018

Grantor(s): Cory Jeansonne, and spouse Keri D Jeansonne, signing pro forma and Daniel Conner, an unmarried man

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

Original Principal: \$129,132.00

Recording Information: Book 2107, Page 313

Property County: Hardin

Property:

FIELD NOTE DESCRIPTION OF A 1.581 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND A PART OF THE S. P. BANKSTON LEAGUE, ABSTRACT NUMBER 3 IN HARDIN COUNTY, TEXAS AND BEING THE PROPERTY THAT WAS CONVEYED TO HAROLD A. MURPHY BY DEEDS OF RECORD IN VOLUME 347, PAGE 378 AND VOLUME 624, PAGE 556 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS. SAID 1.581 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE CALLED 1.0 ACRE TRACT AND THIS TRACT IN VOLUME 347, PAGE 378 OF SAID DEED RECORDS AND BEING IN THE NORTH LINE OF MORMON CHURCH ROAD AND SAME BEING THE SOUTHEAST CORNER OF THE KENNETH D. SYLVESTER TRACT IN VOLUME 624, PAGE 609 OF SAID DEED RECORDS; THENCE NORTH 00° 01' 27" WEST WITH THE WEST LINE OF THIS TRACT AND SAID CALLED 1.0 ACRE TRACT AND THE EAST LINE OF THE SYLVESTER TRACT A DISTANCE OF 209.97 FEET (DEED CALL 210 FEET) TO A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT AND SAME BEING THE NORTHEAST CORNER OF THE SYLVESTER TRACT AND SAME BEING THE SOUTHWEST CORNER OF THE CALLED 1.0 ACRE TRACT IN VOLUME 624, PAGE 556 OF SAID DEED RECORDS AND SAME BEING AN ELL CORNER IN THE EAST LINE OF THE MICHAEL J. FONTENOT TRACT IN VOLUME 1548, PAGE 862 OF SAID DEED RECORDS; THENCE NORTH 00° 20' 03" EAST WITH THE WEST LINE OF SAID CALLED 1.0 ACRE TRACT AND THE EAST LINE OF SAID FONTENOT TRACT A DISTANCE OF 209.89 FEET (DEED CALL 208 FEET) TO A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 1.0 ACRE TRACT AND THIS TRACT AND SAME BEING AN ELL CORNER IN THE WEST LINE OF SAID FONTENOT TRACT;

FILED FOR RECORD

2024 DEC 17 PM 1:40

CONNIE BECTON
 COUNTY CLERK
 HARDIN COUNTY, TEXAS
 BY *[Signature]*

THENCE SOUTH 89° 55` 34" EAST (BASIS OF BEARINGS STATED
HEREIN)WITH THE NORTH LINE OF THIS TRACT AND SAID CALLED
1.0 ACRE TRACT AND THE NORTHERLY SOUTH LINE OF SAID
FONTENOT TRACT A DISTANCE OF 209.14 FEET (DEED CALL 210 FEET)
TO A 1/2" IRON ROD WITH CAP STAMPED "SESCO" SET FOR THE
NORTHEAST CORNER OF THIS TRACT AND SAID CALLED 1.0 ACRE
TRACT AND BEING IN THE WEST LINE OF THE EDNA HIMMELREICH 4
ACRE TRACT IN VOLUME 1756, PAGE 893 OF SAID DEED RECORDS;
THENCE SOUTH 00° 02` 48" WEST WITH THE EAST LINE OF THIS TRACT
AND SAID CALLED 1.0 ACRE TRACT AND THE WEST LINE OF SAID 4
ACRE TRACT A DISTANCE OF 208.00 FEET (DEED CALL 208.0 FEET) TO A
2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED
1.0 ACRE TRACT AND SAME BEING THE NORTHEAST CORNER OF THE
0.43 ACRE TRACT IN VOLUME 1453, PAGE 9 OF SAID DEED RECORDS;
THENCE SOUTH 89° 52` 25" WEST WITH THE SOUTH LINE OF SAID
CALLED 1.0 ACRE TRACT AND THE NORTH LINE OF SAID 0.43 ACRE
TRACT A DISTANCE OF 89.97 FEET (DEED CALL 90.0 FEET) TO A 2" IRON
PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 0.43 ACRE
TRACT;
THENCE SOUTH 00° 00` 19" EAST WITH THE EAST LINE OF THIS TRACT
AND THE WEST LINE OF SAID 0.43 ACRE TRACT A DISTANCE OF 210.00
FEET (DEED CALL 210 FEET) TO A 2" IRON PIPE FOUND FOR THE
SOUTHEAST CORNER OF THIS TRACT AND SAME BEING THE
SOUTHWEST CORNER OF SAID 0.43 ACRE TRACT AND BEING IN THE
NORTH LINE OF MORMON CHURCH ROAD;
THENCE NORTH 89° 37` 12" WEST WITH THE SOUTH LINE OF THIS
TRACT AND SAID CALLED 1.0 ACRE TRACT AND THE NORTH LINE OF
MORMON CHURCH ROAD A DISTANCE OF 120.15 FEET (DEED CALL
120.0 FEET) TO THE PLACE OF BEGINNING.
SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 1.581 ACRE OF
LAND, MORE OR LESS.

Property Address: 8191 Mormon Church Road
Silsbee, TX 77656

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 2290 E. Yeager Drive
Address: Suite 250
Chandler, AZ 85286

SALE INFORMATION:

Date of Sale: January 7, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS
DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Substitute Trustee: **Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez, 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.

PJones

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

CERTIFICATE OF POSTING

My name is Margie Allen, 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 12-17-24, I filed at the office of the Hardin County Clerk to be posted at the Hardin County courthouse this notice of sale.

Margie Allen

Declarant's Name: Margie Allen

Date: 12-17-24

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520