

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 19, 2015**
Grantor(s): **Sara Ann Yielding and JW Yielding, Wife and Husband**
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding LLC dba Cascade Financial Services**
Original Principal: **\$50,959.00**
Recording Information: **Book 1258, Page 122**
Property County: **Milam**
Property: **BEING A 0.45 ACRE TRACT OF LAND OUT OF THE SARAH WILHELM SURVEY, ABSTRACT NO. 69, MILAM COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 1 ACRE TRACT OF LAND TO MICHAEL COGBURN, DESCRIBED IN VOLUME 767, PAGE 334 OF THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS, SAID 0.45 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

BEGINNING AT A 1 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 1 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 5.0 ACRE TRACT TO VETERANS OF FOREIGN WARS 2010, (780/228), LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36, FOR THE NORTHEAST CORNER OF THIS;

THENCE ALONG THE NORTH LINE OF SAID 1 ACRE TRACT, COMMON BOUNDARY WITH SAID HIGHWAY, S 65°42'07" W A DISTANCE OF 76.05 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT A FENCE CORNER POST FOR AN ANGLE POINT OF THIS;

THENCE CONTINUING ALONG SAID NORTH LINE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2929.74 FEET, AN ARC LENGTH OF 68.14 FEET, AND CHORD BEARING S 65°54'59" W A DISTANCE OF 68.14 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR PARTITION, BEING THE NORTHWEST CORNER OF THIS;

THENCE CROSSING SAID 1 ACRE TRACT S 05°44'10" E A DISTANCE OF 165.99 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET ON THE SOUTH LINE OF SAID 1 ACRE TRACT, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 845 FOR THE SOUTHWEST CORNER OF THIS;

PLG File Number: 24-006457-2

Filed 17 day of OCT
in 2024, At 3:57 M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy

THENCE ALONG THE SOUTH LINE OF SAID 1 ACRE TRACT, COMMON BOUNDARY WITH SAID F.M. ROAD S 89°14'29" E A DISTANCE OF 74.65 TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE SOUTHEAST CORNER OF SAID 1 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS;

THENCE ALONG THE EAST LINE OF SAID 1 ACRE TRACT, COMMON BOUNDARY WITH SAID 5.0 ACRE TRACT AND ALONG A CHAIN LINK FENCE LINE N 10°08'29" E A DISTANCE OF 228.82 TO THE POINT OF BEGINNING, IN ALL CONTAINING 0.45 ACRES OF LAND. ALL BEARINGS AND DISTANCES ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983. THIS DESCRIPTION TO ACCOMPANY A PLAT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY SUPERVISED BY ME TYLER TUMLINSON, REGISTERED PROFESSIONAL LAND SURVEYOR.

Property Address: **1181 North Highway 36
Cameron, TX 76520**

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: **10:00 AM or within three hours thereafter.**
Place of Sale: **ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

Substitute: **Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Padgett Law Group,**
Trustee: **Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**
Substitute: **546 Silicon Dr., Suite 103**
Trustee Address: **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 Pete Florez, 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 10-17-24, I filed at the office of the Milam County Clerk to be posted at the Milam County courthouse this notice of sale.

Declarant's Name: 

Date: 10-17-24

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