

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 4, 2011

Grantor(s): Adam Martinez and Tammy Martinez, husband and wife

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

Original Principal: \$224,169.00

Recording Information: Book 7988, Page 521, Document No. 39880

Property County: Bell

Property: A DESCRIPTION OF A 1.92 ACRE TRACT OUT OF THE WILLIAM WOODFORD SURVEY ABST NUMBER 22, BEING A PORTION OF THAT CALLED 2.00 ACRES CONVEYED TO ADAM AND TAMMY MARTINEZ IN VOLUME 5166, PAGE 852, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A TXDOT BRASS DISK FOUND IN THE WEST RIGHT-OF-WAY OF FM 437, FOR THE SOUTHEAST CORNER OF A CALLED 1.836 ACRE TRACT CONVEYED TO JOSEPH BAKER IN VOLUME 1935, PAGE 681, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 3,621 SQUARE FOOT RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS IN DOCUMENT NUMBER 200900008926, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, SOUTH 19 DEGREES 05 MINUTES 55 SECONDS WEST, A DISTANCE OF 143.78 FEET, (CALLED SOUTH 19 DEGREES 14 MINUTES 22 SECONDS WEST, 143.83 FEET), TO A TXDOT BRASS DISK FOUND FOR AN ANGLE POINT OF A CALLED 22.33 ACRE TRACT CONVEYED TO ROSAMOND JOSEPHINE MARCK BAKER IN VOLUME 5170, PAGE 294, OFFICIAL PUBLIC SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH COMMON LINE OF SAID 22.33 ACRE TRACT THE FOLLOWING FIVE (5) COURSES: 1) NORTH 70 DEGREES 58 MINUTES 28 SECONDS WEST, A DISTANCE OF 215.84 FEET, (CALLED NORTH 71 DEGREES 00 MINUTES 00 SECONDS WEST, 215.42 FEET), TO HALF INCH IRON ROD FOUND FOR AN INTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT; 2) SOUTH 18 DEGREES 53 MINUTES 40 SECONDS WEST, A DISTANCE OF 197.73 FEET, (CALLED SOUTH 19 DEGREES 00 MINUTES 00 SECONDS WEST, 198.00 FEET), TO HALF INCH IRON ROD FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

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3) NORTH 71 DEGREES 00 MINUTES 38 SECONDS WEST, A DISTANCE OF 154.23 FEET, (NORTH 71 DEGREES 00 MINUTES 00 SECONDS WEST, 153.88 FEET), TO HALF INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 22.33 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 2.00 ACRES, AND THE HEREIN DESCRIBED TRACT; 4) NORTH 19 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 341.56 FEET, (NORTH 19 DEGREES 00 MINUTES 00 SECONDS EAST, 341.83 FEET, BEING THE BEARING BASIS HEREIN), TO HALF INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE AFOREMENTIONED 22.33 ACRES, AND FOR THE NORTHWEST OF THE HEREIN DESCRIBED TRACT; 5) SOUTH 70 DEGREES 59 MINUTES 01 SECOND EAST, PASSING A DISTANCE OF 98.72 FEET A CORNER OF THE BAKER 22.33 ACRES, THE SOUTHWEST CORNER OF SAID 1.836 ACRE BAKER TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 369.99 FEET, (CALLED SOUTH 71 DEGREES 00 MINUTES 00 SECONDS EAST, 369.60 FEET), TO THE POINT OF BEGINNING, CONTAINING 1.92 ACRE OF LAND.

Property Address: 2090 FM 437
Burlington, TX 76519

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: 10:00 am - 1:00 pm or within three hours thereafter.
Place of Sale: The Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, Belton, TX 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: Michelle Jones, Angela Zavala, Richard Zavala, Jr., or Sharlet Watts, any to act
Substitute Trustee: 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 Michelle Jones, Angela Zavala, Richard Zavala, Jr, or Sharlet Watts, 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. Michelle Jones, Angela Zavala, Richard Zavala, Jr, or Sharlet Watts, 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
(850) 422-2520

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