

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: July 31, 2020
Grantor(s): Alex Noack, married man joined by his wife, Alexandria Noack
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services
Original Principal: \$102,576.00
Recording Information: 2020-3187
Property County: Milam
Property: All that certain tract or parcel of land situated in Milam County, Texas being a part of the John Dulap Survey, Abstract No. 140, being a part of a called 36.29 Acre tract conveyed from Alvin T. Stewart, et us to Debra D. Ann Wade and Kimberly L. Stewart by deed dated January 1, 2006, Vol. 997, Pg. 035 of the Official Deed Records of Milam County, Texas and being more particularly described as metes and bounds as follows to wit:

Filed in 2024, At 2:05 P, 21st day of March
JODI MORGAN
County Clerk, Milam County, Texas
By Melinda Cortez Deputy

BEGINNING at a point within the Right-of-Way of County Road 328, at the northwest corner of a called 37.143 Acre tract conveyed to Marvin R. Clement, et ux in Vol. 1096, Pg. 663, for the common southwest corner of the said 36.29 Acre tract and of this tract from which a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for reference bears: N 69 degrees 31' 19" E -13.74';

THENCE N 10 degrees 48' 02" W - 282.38' within the said Right-of-Way of County Road 328, the west line of the said 36.29 Acre tract to a point for the northwest corner of this tract from which a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for reference bears, N 69 degrees 30' 59" E - 10.54';

THENCE entering the said 36.29 Acre tract for division for the following courses and distance:

N 69 degrees 30' 59" E - 758.57" to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the northeast corner of this tract;

S 20 degrees 29' 01" E - 278.44' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said 36.29 Acre tract and a called 105 Acre tract conveyed to the Texas Youth Commission, for the southeast corner of this tract;

THENCE S 69 degrees 31' 19" W - 806.06' along the common line between the

said 36.29 Acre tract and the said 105 Acre tract and the said 37.143 Acre tract, respectively to the POINT OF BEGINNING containing within these metes and bounds 5.000 Acres of land of which 0.078 Acres lies with County Road 328.

Property Address: 825 County Road 328
Milano, TX 76556

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: May 7, 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 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: Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Padgett Law Group,
Substitute Trustee: Paige Jones, Gabrielle Davis, Michael J. Burns, or Jonathan Smith, any to act
Substitute Trustee Address: 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.

Paige Jones

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 3-21-24, 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: Pete Florez

Date: 3-21-24

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