

**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: May 21, 2018

Grantor(s): Dorinda Vickers, an unmarried woman

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

Original Principal: \$62,900.00

Recording Information: 20180387

Property County: Shackelford

Property: ALL THAT CERTAIN 1.59 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE FREDRICK LUEDERS SURVEY, SECTION 18, ABSTRACT NUMBER 198, COUNTY OF SHACKELFORD, STATE OF TEXAS, SAID TRACT BEING ALL OF A TRACT AS DESCRIBED IN DEED TO MARK DWAYNE CROWE, FILED 09 MARCH 1998, AND RECORDED IN VOLUME 458 PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF SAID SHACKELFORD COUNTY, SAID TRACT ALSO BEING PART OF LOT 21 OF THE MAP OF F. LUEDERS SURVEY, RECORDED IN VOLUME 23 PAGE 274 AND 375 OF SAID SHACKELFORD COUNTY, AND LOCATED IN SLIDE 7 OF JONES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING FOR THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A SET 1/2 INCH REBAR, SAID REBAR BEING THE SOUTHWEST CORNER OF CROWE TRACT, AND SAID REBAR BEING AT THE INTERSECTION OF THE NORTH LINE OF STATE HIGHWAY NUMBER 6 AND THE WEST LINE OF SAID LOT 21, SAME BEING THE EAST LINE OF LOT 22 OF SAID LUEDERS SURVEY MAP, SAID REBAR ALSO HAVING NAD83 NCTZ GRID COORDINATES OF N-6975124.06, E-1627740.99; THENCE: NORTH 00 DEGREES 24 MINUTES 26 SECONDS WEST, WITH THE WEST LINE OF SAID LOT 21, SAME BEING THE EAST LINE OF SAID LOT 22, A DISTANCE OF 180.03 FEET TO A SET 1/2 INCH REBAR FOR THE NORTHWEST CORNER OF SAID CROWE TRACT, SAID REBAR BEING SOUTH 00 DEGREES 07 MINUTES 31 SECONDS WEST, A DISTANCE OF 11.40 FEET FROM A SET 1/2 INCH REBAR SET BY WOOD FENCE CORNER POST; THENCE: SOUTH 89 DEGREES 35 MINUTES 34 SECONDS EAST, WITH THE NORTH LINE OF SAID CROWE TRACT, A DISTANCE OF 318.80 FEET TO A SET 12 INCH REBAR FOR THE

PLG File Number: 20-029711-3

**FILED**  
*10/6/22 10:10 AM*  
KIM HAWKINS  
COUNTY CLERK  
SHACKELFORD COUNTY, TX  
*Kim Russell Deputy*

NORTHEAST CORNER OF SAID CROWE TRACT; THENCE: SOUTH, WITH THE EAST LINE OF SAID CROWE TRACT, A DISTANCE OF 222.10 FEET TO A SET 1/2 INCH REBAR FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID REBAR BEING ON THE NORTH LINE OF A PLATTED 60 FOOT ROAD AS SHOWN ON SAID LUEDERS SURVEY MAP, SAID POINT BEING DUE NORTH OF THE WEST EDGE OF CONCRETE HEADWALL ON NORTH SIDE OF THE PAVEMENT OF SAID HIGHWAY; THENCE: NORTH 89 DEGREES 32 MINUTES 50 SECONDS WEST WITH THE NORTH LINE OF SAID ROAD, A DISTANCE OF 249.29 FEET TO A SET 1/2 INCH REBAR ON THE NORTH LINE OF SAID HIGHWAY FOR A CORNER OF THIS TRACT, SAID POINT BEING THE START OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 00 MINUTES 35 SECONDS, WITH A RADIUS OF 2352.24 FEET, AND A CHORD BEARING OF NORTH 50 DEGREES 05 MINUTES 57 SECONDS WEST, AND CHORD DISTANCE OF 82.49 FEET; THENCE: WITH THE NORTH LINE OF SAID HIGHWAY AND WITH SAID CURVE TURNING TO THE LEFT, AN ARC LENGTH OF 82.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.59 ACRES OF LAND.

Property Address: 112900 St Highway 6  
Lueders, TX 79533

**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: November 1, 2022  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: THE EAST DOOR OF THE 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: Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Kevin Key, Jay Jacobs, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
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 Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Kevin Key, Jay Jacobs, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 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

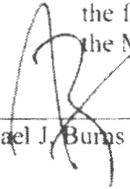
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

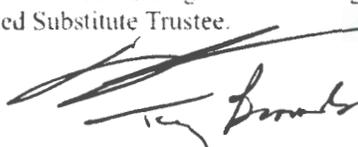
WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed 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 / Vrutti Patel / Jonathan Smith



CERTIFICATE OF POSTING

My name is Tam Brooks, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 10/6/22, I filed at the office of the Shackelford County Clerk to be posted at the Shackelford County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

Padgett Law Group  
5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520