

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: **October 24, 2020**
Grantor(s): **Leroy Rodriguez, a married man joined by his wife LaVonne Rodriguez**
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services**
Original Principal: **\$84,710.00**
Recording Information: **Book 647, Page 381**
Property County: **Crane**
Property: **Lot Six (6), in Block One (1), in the Russell Heights Annex, an Addition to the City of Crane, Crane County, Texas as same is shown on map or plat of said Addition now of record in Volume 74, Page 238, Deed Records, in the office of the County Clerk of Crane County, Texas.**
Property Address: **1110 South Mary Street
Crane, TX 79731**

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 Address: **2701 E Insight Way
Suite 150
Chandler, AZ 85286**

SALE INFORMATION:

Date of Sale: **May 3, 2022**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **THE NORTH DOOR OF THE CRANE 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: **Shelley Nail, Zane Nail, Cassie Martin, Donna Trout, or Michael J. Burnas, Vrutti Patel, or Jonathan Smith, any to act**
Substitute Trustee Address: **5501 LBJ Freeway, Suite 925 Dallas, TX 75240 TXAttorney@PadgettLawGroup.com**

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 Shelley Nail, Zane Nail, Cassie Martin, Donna Trout, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, 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. Shelley Nail, Zane Nail, Cassie Martin, Donna Trout, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, 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

CERTIFICATE OF POSTING

My name is Shelley Nail, 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 4-7-22, I filed at the office of the Crane County Clerk to be posted at the Crane County courthouse this notice of sale.

Shelley Nail
Declarant's Name: Shelley Nail
Date: 4-7-22

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

FILED
At 11:51 O'Clock A M.

as
APR - 7 2022
Alena Lopez, Deputy
JANIE MACIAS
County/District Clerk, Crane Co. Texas