

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: March 7, 2019
Grantor(s): DONALD MCVAY, JR., UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES
Original Principal: \$101,302.00
Recording Information: Book 2019, Page 663
Property County: Rains
Property: ALL THAT CERTAIN 4.69 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ISAAC KNEELAND SURVEY, ABSTRACT NO. 131, RAINS COUNTY, TEXAS, AND BEING THE SAME LAND AS A CALLED 4.873 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM DONALD L. MCVAY, JR. AND WIFE, CARLA J. MCVAY TO DONALD L. MCVAY AND WANDA M. MCVAY AS RECORDED IN VOLUME 509, PAGE 428, OFFICIAL PUBLIC RECORDS, RAINS COUNTY, TEXAS, (O.P.R.R.C.T.), SAID 4.69 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FILED FOR RECORD
2022 FEB 17 AM 11:58
MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY DEPUTY

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "BEASLEY" FOUND AT THE NORTHWEST CORNER OF SAID 4.873 ACRE TRACT FOR A CORNER;
THENCE SOUTH 88 DEGREES 36 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID 4.873 ACRE TRACT A DISTANCE OF 463.68 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "BEASLEY" FOUND AT THE NORTHEAST CORNER OF SAID 4.873 ACRE TRACT AND ON THE SOUTHWEST LINE OF A CALLED 4.376 ACRE TRACT DESCRIBED IN A DEED TO STATE OF TEXAS AS RECORDED IN VOLUME 146, PAGE 592, DEED RECORDS, RAINS COUNTY, TEXAS, (D.R.R.C.T.), AND ON THE SOUTHWEST RIGHT OF WAY OF F.M. HIGHWAY NO. 779 (VARIABLE WIDTH RIGHT OF WAY) FOR A CORNER, SAID POINT BEARS SOUTH 48 DEGREES 54 MINUTES 56 SECONDS EAST A DISTANCE OF 99.40 FEET FROM A CONCRETE RIGHT OF WAY MONUMENT FOUND 60 FEET RIGHT OF CENTERLINE HIGHWAY STATION 531+00 AT AN ANGLE CORNER OF SAID 4.376 ACRE TRACT FOR A REFERENCE;

THENCE SOUTH 48 DEGREES 54 MINUTES 56 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID 4.873 ACRE TRACT, THE SOUTHWEST LINE OF SAID 4.376 ACRE TRACT AND THE SOUTHWEST RIGHT OF WAY OF SAID F.M. HIGHWAY NO. 779 A DISTANCE OF 300.60 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND 60 FEET RIGHT OF CENTERLINE HIGHWAY STATION 535+00 AT THE NORTHEAST CORNER OF SAID 4.873 ACRE TRACT AN ANGLE CORNER OF SAID 4.376 ACRE TRACT AND AT A FLARE IN SAID RIGHT OF WAY FOR A CORNER;
THENCE SOUTH 01 DEGREES 18 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID 4.873 ACRE TRACT, THE WEST LINE OF SAID 4.376 ACRE TRACT AND THE WEST RIGHT OF WAY OF SAID F.M. HIGHWAY NO. 779 A DISTANCE OF 127.00 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "TRI-POINT SURVEYING" SET AT THE SOUTHEAST CORNER OF SAID 4.873 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 4.376 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.872 ACRE TRACT DESCRIBED IN A DEED TO STATE OF TEXAS AS RECORDED IN VOLUME 146, PAGE 631, D.R.R.C.T., AND IN COUNTY ROAD NO. 2530 FOR A CORNER;
THENCE SOUTH 89 DEGREES 44 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID 4.873 ACRE TRACT AND ALONG SAID COUNTY ROAD NO. 2530 A DISTANCE OF 685.83 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID 4.873 ACRE TRACT FOR A CORNER;
THENCE NORTH 01 DEGREES 13 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID 4.873 ACRE TRACT, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED "BEASLEY" FOUND AT A DISTANCE OF 16.58 FEET FOR A REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 339.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.69 ACRES OF LAND, MORE OR LESS.
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCE, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99987063. REFERENCE BEARING IS SOUTH 48 DEGREES 54 MINUTES 56 SECONDS EAST A DISTANCE OF 400.00 FEET BETWEEN A CONCRETE RIGHT OF WAY MONUMENT FOUND 60 FEET RIGHT OF CENTERLINE HIGHWAY STATION 531+00 AND A CONCRETE RIGHT OF WAY MONUMENT FOUND 60 FEET RIGHT OF CENTERLINE HIGHWAY STATION 535+00, BEING RECITED AS SOUTH 46 DEGREES 40 MINUTES EAST A DISTANCE OF 400 FEET IN VOLUME 146, PAGE 392, D.R.R.C.T.

Property Address: 503 RS County Road 2530
Alba, TX 75410

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: **1:00 pm - 4:00 pm or within three hours thereafter.**
Place of Sale: **The westmost side of the Rains County Courthouse which is located at 167 East Quitman Street 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: **Sue Spasic , Zoran W. Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 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 Sue Spasic , Zoran W. Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, 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. Sue Spasic , Zoran W. Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, 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



Posted by Harriett Fletcher, February 17, 2022.