


<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2020-0032 <b>RECORDED DATE:</b> 08/27/2020 10:40:23 AM 
<b>OFFICIAL RECORDING COVER PAGE</b>	
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<b>RETURN TO:</b> () MOLLIE MCCOSLIN	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN
DOCUMENT # : FC-2020-0032 RECORDED DATE: 08/27/2020 10:40:23 AM  I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.  <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>  <b>Limestone County Clerk</b> </div> </div>	

# **PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**NOTE: If document data differs from cover sheet, document data always controls.**

**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

**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 15, 2013**

Grantor(s): **CHARLES E. TATUM, AN UNMARRIED MAN**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., solely as nominee for SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES**

Original Principal: **\$145,319.00**

Recording Information: **Instrument Number 20132422**

Property County: **Limestone**

Property: **All that certain lot, tract, or parcel of land situated in the Andres Varlea Survey, Abstract No. 29. Limestone County, Texas, being a all of that certain tract of land described as 2.816 acres in the deed from James A. Tatum to Blossom O. William dated July 13, 1998, and recorded in Volume 992, Page 792, of the Deed Records of Limestone County, Texas, and being more particularly described as follows: BEGINNING at a 2 inch steel fence post found (controlling monument) at a corner in the northerly right-of-way of F.M. Highway No. 1245 (100 foot right-of-way), being the most southwesterly corner of this tract and being the most southeasterly corner of that certain tract of land described in the deed to Jordan R. Wietzikoski recorded in Volume 1326, Page 436, of the Official Public Records of Limestone County, Texas; THENCE North 04 degrees 52 minutes 12 seconds West (directional control line) 234.98 feet generally along a chain-link fence and the easterly line of the said Wietzikoski tract of land to a 2 inch steel fence post found (controlling monument) at a corner; THENCE North 06 degrees 05 minutes 52 seconds West 214.59 feet generally along a fence to a 1/2 inch steel rebar found at a corner lying in the south line of Limestone County Road No. 419, being the most northeasterly corner of the said Wietzikoski tract of land; THENCE North 59 degrees 55 minutes 07 seconds East 101.68 feet along the southerly line of Limestone County Road No. 419 and generally along a fence to a 5/8 inch steel rebar found at a corner being the most northwesterly corner of that certain tract of land described in the deed to Robert D. King, Jr., recorded in Volume 1236, Page 129, of the Official Public Records of Limestone County, Texas; THENCE South 31 degrees 12 minutes 49 seconds East 685.70 feet partially along a fence to a 1/2 inch steel rebar set at a corner lying in the northerly right-of-way of F.M. Highway No. 1245, being the most southwesterly corner of the said King, Jr. tract of land;**

**THENCE North 77 degrees 36 minutes 51 seconds West 410.14 feet along the northerly right-of-way of F.M. Highway No. 1245 to the Point of Beginning, and containing 2.80 acres of land.**

Property Address: **1389 FM 1245 East  
Groesbeck, TX 76642**

**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 **P.O. Box 15035**  
Address: **Suite 150  
Chandler, AZ 85244**

**SALE INFORMATION:**

Date of Sale: **October 6, 2020**  
Time of Sale: **11:00 am or within three hours thereafter.**  
Place of Sale: **The front door of the Courthouse, 200 West State 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: **Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, or Jonathan Cole Emert, 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 Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, or Jonathan Cole Emert, 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. Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, or Jonathan Cole Emert, 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.

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