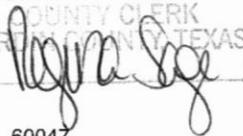


FILED FOR RECORD

2023 JUL 10 PM 3:33

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

CONNIE BOSTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY 

**HARDIN County**

**Deed of Trust Dated:** February 12, 2015

**Amount:** \$106,681.00

**Grantor(s):** TERI LENORMAND and WILLIAM LENORMAND

**Original Mortgagee:** NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE LENDING

**Current Mortgagee:** NATIONS DIRECT MORTGAGE, LLC

**Mortgagee Address:** NATIONS DIRECT MORTGAGE, LLC, 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

**Recording Information:** Document No. 2015-53251

**Legal Description:** BEING LOT NUMBER SIX (6), CONTAINING 1.19 ACRES, MORE OR LESS, OUT OF LAZY ACRES, SECTION NUMBER ONE (1), A SUBDIVISION LOCATED IN THE D.P. COIT SURVEY, ABSTRACT NUMBER 143, AND THE F.H. GREEN SURVEY, ABSTRACT NUMBER 24, LOCATED IN HARDIN COUNTY, TEXAS; SAID SUBDIVISION BEING OF RECORD IN VOLUME 3, PAGE 73 OF THE PLAT RECORDS OF HARDIN COUNTY, TEXAS.

**Date of Sale:** September 5, 2023 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HARDIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

REID RUPLE OR KATHLEEN ADKINS, EVAN PRESS, TOMMY JACKSON, RON HARMON, KEATA SMITH, MARGIE ALLEN, ANGIE BROOKS, TIFFANY BEGGS, CARY CORENBLUM, KYLE BARCLAY, KRISTOPHER HOLUB, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, STEPHANIE HERNANDEZ OR JOSHUA SANDERS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. 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 or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

**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.**

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-002959

  
Printed Name: Margie Allen  
c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1st Floor  
Irvine, CA 92602

STATE OF TEXAS

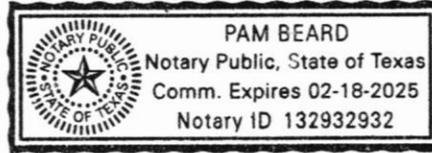
COUNTY OF HARDIN

Before me, the undersigned authority, on this 10<sup>th</sup> day of July, personally appeared Margie Allen, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

*Pam Beard*

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2023-002959



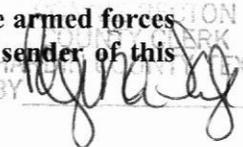
2023-137068  
CONNIE BECTON  
COUNTY CLERK  
2023 Jul 10 at 03:35 PM  
HARDIN COUNTY, TEXAS  
By: RS , DEPUTY

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD

2023 JUL 10 PM 3:33

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.

BY 

**DEED OF TRUST INFORMATION:**

Date: November 17, 2016  
Grantor(s): Brittney A. Greer and Patrick B. Greer, wife and husband  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services  
Original Principal: \$150,183.00  
Recording Information: 2016-70007  
Property County: Hardin  
Property: BEING LOTS NO. FIVE (5) AND SIX (6), BLOCK THREE (3), OF THE ADDITION KNOWN AS THE SARAH GUEDRY ADDITION, (S. A. GUEDRY RESUBDIVISION) IN THE CITY OF SOUR LAKE, HARDIN COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 128, PLAT RECORDS, HARDIN COUNTY, TEXAS.  
Property Address: 875 South Gustan Street  
Sour Lake, TX 77659

**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: August 1, 2023  
Time of Sale: 10:00 AM or within three hours thereafter.  
Place of Sale: THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.  
Substitute Trustee: Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez,  
Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act  
Substitute Trustee Address: 546 Silicon Dr., Suite 103  
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.



Michael J. Burns



Margie Allen  
Substitute Trustee

**CERTIFICATE OF POSTING**

My name is Margie Allen, 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 July 10, 2023, I filed at the office of the Hardin County Clerk to be posted at the Hardin County courthouse this notice of sale.

Margie Allen

Declarant's Name: Margie Allen

Date: 7-10-23

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