

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: August 25, 2023

Grantor(s): Jared Karr and spouse, Brittany Karr, signing pro forma

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as a nominee for Southwest Stage Funding, LLC, dba Cascade Financial Services

Original Principal: \$231,921.00

Recording Information: 2023-138563

Property County: Hardin

Property: BEING A 0.750 OF AN ACRE TRACT AS SITUATED IN THE JACOB HILL LEAGUE, ABSTRACT NO. 31, HARDIN COUNTY, TEXAS AND BEING ALL OF A CALLED 0.750 ACRE TRACT AS CONVEYED TO CMH HOMES, INC. BY A GENERAL WARRANTY DEED DATED JANUARY 11, 2022 AND FILED FOR RECORD UNDER INSTRUMENT NO. 2022-122428 OF THE HARDIN COUNTY OFFICIAL PUBLIC RECORDS. SAID 0.750 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY OF TWIN TOWERS ROAD FOR THE NORTHWEST CORNER OF SAID CMH HOMES, INC. CALLED 0.750 ACRE TRACT, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHWEST CORNER OF A CALLED 1.000 ACRE TRACT DESIGNATED AS "TRACT 1" AS CONVEYED TO GARY WAYNE STRAHAN BY A WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 26, 2020 AND FILED FOR RECORD UNDER INSTRUMENT NO. 2020-103020 OF SAID HARDIN COUNTY OFFICIAL PUBLIC RECORDS, AND THE SOUTHWEST CORNER OF A CALLED 1.988 ACRE TRACT AS CONVEYED TO ELIZABETH ANN WAGNER BY A GENERAL WARRANTY OWELTY DEED DATED JULY 16, 1996 AND FILED FOR RECORD UNDER VOLUME 1082, PAGE 129 OF SAID HARDIN COUNTY OFFICIAL PUBLIC RECORDS, FROM WHICH A 5-INCH ROUND CONCRETE MONUMENT WITH 1-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAME BEARS NORTH 00°00'18" WEST, A DISTANCE OF 208.80 FEET;

THENCE, SOUTH 89°47'13" EAST, A DISTANCE OF 208.78 FEET, ALONG THE SOUTH LINE OF SAID ELIZABETH ANN WAGNER CALLED 1.988 ACRE TRACT, THE NORTH LINE OF SAID GARY WAYNE STRAHAN CALLED 1.000 ACRE TRACT, AND THE NORTH LINE OF SAID CMH

FILED FOR RECORD

2025 SEP -4 PM 1:12

CONNIE DECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Chylene*

HOMES, INC. CALLED 0.750 ACRE TRACT, TO A 2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAME, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER OF SAID GARY WAYNE STRAHAN CALLED 1.000 ACRE TRACT, AND THE NORTHWEST CORNER OF A CALLED 2 ACRE TRACT AS CONVEYED TO CHARLES GLENN BREWER BY A WARRANTY DEED WITH VENDOR'S LIEN DATED APRIL 8, 2002 AND FILED FOR RECORD UNDER VOLUME 1332, PAGE 866 OF SAID HARDIN COUNTY OFFICIAL PUBLIC RECORDS;

THENCE, SOUTH 00°10'32" WEST, A DISTANCE OF 181.20 FEET, ALONG THE WEST LINE OF SAID CHARLES GLENN BREWER CALLED 2 ACRE TRACT, THE EAST LINE OF SAID GARY WAYNE STRAHAN CALLED 1.000 ACRE TRACT, AND THE EAST LINE OF SAID CMH HOMES, INC. CALLED 0.750 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAME AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBE TRACT;

THENCE, NORTH 76°30'42" WEST, A DISTANCE OF 214.25 FEET, ALONG THE SOUTH LINE OF SAID CMH HOMES, INC. CALLED 0.750 ACRE TRACT, TO A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF SAID TWIN TOWERS ROAD FOR THE SOUTHWEST CORNER OF SAID CMH HOMES, INC. CALLED 0.750 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING LOCATED IN THE WEST LINE OF SAID GARY WAYNE STRAHAN CALLED 1.000 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAME BEARS SOUTH 00°08'18" WEST, A DISTANCE OF 76.82 FEET;

THENCE, NORTH 00°03'09" EAST, A DISTANCE OF 132.00 FEET, ALONG THE EAST RIGHT-OF-WAY OF SAID TWIN TOWERS ROAD, THE WEST LINE OF SAID GARY WAYNE STRAHAN CALLED 1.000 ACRE TRACT, AND THE WEST LINE OF SAID CMH HOMES, INC. CALLED 0.750 ACRE TRACT, TO THE PLACE OF BEGINNING, CONTAINING 0.750 OF AN ACRE OF LAND IN HARDIN COUNTY, TEXAS.

Property Address: 872 Twin Towers Road
Silsbee, TX 77656

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: 2290 E. Yeager Drive
Suite 250
Chandler, AZ 85286

SALE INFORMATION:

Date of Sale: **October 7, 2025**
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: **Xome, Inc., Tejas Corporate Services, LLC, or Padgett Law Group, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103 Southlake, TX 76092**

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.

PJones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Stephanie Hernandez, 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 9/4/2025, I filed at the office of the Hardin County Clerk to be posted at the Hardin County courthouse this notice of sale.

Stephanie Hernandez

Declarant's Name: Stephanie Hernandez

Date: 9/4/2025

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