

**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.

FILED FOR RECORD

**DEED OF TRUST INFORMATION:**

Date: **May 2, 2018**

Grantor(s): **Jordan Rogers, and spouse Kristin Rogers, signing pro Forma**

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

Original Principal: **\$155,900.00**

Recording Information: **2018-003894**

Property County: **Van Zandt**

Property: **See Exhibit A attached hereto and incorporated herein by reference for all purposes**

Property Address: **250 Private Road 5810  
Van, TX 75790**

MAY 25 2023

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

**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: **July 5, 2023**  
Time of Sale: **10:00 AM or within three hours thereafter.**  
Place of Sale: **THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

Substitute Trustee: **Randy Daniel, Cindy Daniel, or Jim O'Bryant, 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**

**EXHIBIT A**

THAT CERTAIN 18.7446 ACRE TRACT OF LAND SITUATED IN THE JOHN WALLING SURVEY, ABSTRACT NO. 891, VAN ZANDT COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 18.745 ACRE TRACT CONVEYED TO T.O.Q., LTD., BY DEED RECORDED IN DOC. NO. 2018-000842 OF THE OFFICIAL PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID 18.7446 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-INCH PIPE FENCE CORNER POST FOUND FOR IN THE SOUTH LINE OF PRIVATE ROAD NO. 5810, SAID POINT BEING THE NORTHWEST CORNER OF SAID 18.745 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.016 ACRE TRACT CONVEYED TO GAYLE ZWIENER CRIM AND DANNY PHILLIP CRIM, BY DEED RECORDED IN DOC. NO. 2010-000007 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 36 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID 18.745 ACRE TRACT AND THE SOUTH LINE OF PRIVATE ROAD NO. 5810, A DISTANCE OF 408.99 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTHERLY MOST WEST LINE OF THAT CERTAIN CALLED 40.79 ACRE TRACT CONVEYED TO LARRY G. JENKINS AND SONIA R. JENKINS, BY DEED RECORDED IN VOLUME 1364, PAGE 77 OF SAID DEED RECORDS, SAID POINT BEING THE NORTHEAST CORNER OF SAID 18.745 ACRE TRACT;

THENCE SOUTH 00 DEGREES 44 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF SAID 18.745 ACRE TRACT AND THE NORTHERLY MOST WEST LINE OF SAID JENKINS TRACT, A DISTANCE OF 2042.98 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 18.745 ACRE TRACT AND AN ANGLE POINT IN THE WEST LINE OF SAID JENKINS TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.000 ACRE TRACT CONVEYED TO SUE SMITH, BY DEED RECORDED IN VOLUME 1376, PAGE 824 OF SAID DEED RECORDS;

THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 18.745 ACRE TRACT AND THE NORTH LINE OF SAID SMITH TRACT, A DISTANCE OF 401.58 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 18.745 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 5.4496 ACRE TRACT CONVEYED TO GAYLE CRIM, BY DEED RECORDED IN DOC. NO. 2013-004061 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 01 DEGREES 38 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID 18.745 ACRE TRACT AND THE EAST LINE OF SAID 5.4496 ACRE TRACT, A DISTANCE OF 810.65 FEET, TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID 5.4496 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 7.2015 ACRE TRACT CONVEYED TO JOSHUA L. MOORE, BY DEED RECORDED IN DOC. NO. 2017-006267 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 00 DEGREES 44 MINUTES 34 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF SAID 18.745 ACRE TRACT AND THE EAST LINE OF SAID MOORE TRACT, A DISTANCE OF 1074.39 FEET, TO A 2-INCH IRON PIPE FENCE CORNER POST FOUND FOR AN ANGLE POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID MOORE TRACT AND SOUTHEAST CORNER OF SAID 1.016 ACRE TRACT;

THENCE NORTH 03 DEGREES 43 MINUTES 08 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID 18.745 ACRE TRACT AND THE EAST LINE OF SAID 1.016 ACRE TRACT, A DISTANCE OF 149.67 FEET, TO THE POINT OF BEGINNING AND CONTAINING 18.7446 ACRES OF LAND, MORE OR LESS.

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, 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 \_\_\_\_\_, I filed at the office of the Van Zandt County Clerk to be posted at the Van Zandt County courthouse this notice of sale.

\_\_\_\_\_  
Declarant's Name: \_\_\_\_\_

Date: \_\_\_\_\_

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