

FILED FOR RECORD
AT 3:10 O'CLOCK P M

JAN 17 2023
Jamie Clark
Clerk, County Court, Sabine County
By *Betsy Childers* DEPUTY

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: September 16, 2019
Grantor(s): Reginald Henson, married man, joined by spouse Michelle D. Henson
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services, its successors and assigns
Original Principal: \$222,985.00
Recording Information: Book 456, Page 1113
Property County: Sabine
Property: See Exhibit A, attached.
Property Address: 500 Henson Road
Hemphill, TX 75948

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: March 7, 2023
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: THE FRONT STEPS ON THE NORTH SIDE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.
Substitute Trustee: Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, or Michael J. Burns, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
After January 15, 2023: 546 Silicon Drive, 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, or Michael J. Burns, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 (after January 15, 2023: 546 Silicon Drive, 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

CERTIFICATE OF POSTING

My name is Sheryl La Mont, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 (after January 15, 2023: 546 Silicon Drive, Suite 103, Southlake, TX 76092). I declare under penalty of perjury that on January 17, 2023, I filed at the office of the Sabine County Clerk to be posted at the Sabine County courthouse this notice of sale.



Declarant's Name: Sheryl La Mont

Date: January 17, 2023

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

After January 15, 2023: 546 Silicon Drive, Suite 103
 Southlake, TX 76092
 TXAttorney@PadgettLawGroup.com
 (850) 422-2520

EXHIBIT "A"

Surface Estate Only in and to, all that certain lot, tract or parcel of land, located in Sabine County, Texas and being a description to two tracts of land to contain 19.562 acres and 3.972 acres of land in the JAMES GAINES SURVEY A-16 and being more fully described by metes and bounds

Being a legal description to 3.972 acres of land in the James Gaines Survey A-16, Sabine County, Texas and being out of and part of a called 20 acre tract described in a Special Warranty Deed from Rachelle Ebarb to James C. Ebarb dated June 13, 2003 and recorded in Volume 191, Page 611 of the Official Public Records of said county and is further described by metes and bounds as follows to-wit:

BEGINNING: At a 2" iron pipe found for the southwest corner of this tract and for the northwest corner of Daisy Henson 50 acre tract recorded in Volume 55, Page 419 of the Deed Records of said county and for the southeast corner of Daisy Henson 17 acre tract recorded in Volume 55, Page 419 of the Deed Records of said county,

11/ENCE: N 06° 15' 40" E 441.48' to a point on the center line of a County Road for the northwest corner of this tract and for the southwest corner of Paul Ebarb 19.5621 acre tract recorded in Volume 198, Page 657 of the Official Public Records of said county and in the east boundary line of said 17 acre tract from which a ½" iron rod found for reference brs. S 06° 15' 40" W 25.00' and N 06° 15' 40" E 25.00'.

THENCE: Calls along the center line of a County Road as follows:

S 52° 37' 23" E 130.77'

S 54° 26' 06" E 69.06'

S 55° 52' 48" E 173.71'

S 56° 51' 11" E 94.83'

S 53° 42' 24" E 122.81'

S 53° 50' 29" E 115.16'

S 59° 35' 51" E 27.36'

S 54° 17' 47" E 61.88'

S 28° 22' 35" E 11.49'

S 34° 14' 18" E 61.35' to a point for the southeast corner of this tract from which a ½" iron rod found for reference brs. N 83° 41' 49" W 25.00' and S 83° 41' 49" E 25.00'.

THENCE: N 83° 41' 49" W 741.73' to the point of beginning containing 3.972 ac.res of land.

Being a legal description to 19.5621 acres of land in the James Gaines Survey A-16, Sabine County, Texas and being out of a called 20 acre tract described in a Special Warranty Deed from Rachelle Ebarb to James C. Ebarb dated June 13, 2003 and recorded in Volume 191, Page 611 of the Official Public Records of said county. Said 19.5621 acre tract is located N 19" E 9.4' from the Town of Hemphill, Texas and is further described by metes and bounds as follows to-wit:

BEGINNING: At a ½" iron rod found for the southeast corner of this: tract and said 20 acre tract and for the southwest corner of Johnny Davis IO acre tract recorded in Volume 153, Page 023 of the official Public Records of said county and in the north boundary line of Daisy Henson 50 acre tract recorded in Volume 55, Page 419 of the Deed Records of said county.

THENCE: N 83.41' 49" W 523.33 to a point in the center line of a county road for the southwest corner of this tract and in the south boundary line of said 20 acre tract and in the north boundary line of said 50 acre tract from which a ½" iron rod with cap set for reference on the east right of way line of said road brs. S 83° 41' 49" S 25.00' and a W' iron rod with cap set in the west right of way line of said road brs. N 83° 41' 49" W 25.00' from which a 2" iron pipe found fur the southwest corner of said 20 acre tract brs. N 83° 41' 49" W 741.73'

THENCE: Calls along the center line of a County Road as follows:

N 34° 14' 18" W 61.35'

N 28° 22' 35" W 11.49,

N54°17'47" W 61.88'

N 59° 35' 51" W 27.36'

N53°50'29" W 115.16'

N53° 42' 24" W 122.81"

N56° 51' 11" W 94.83'

N 55° 52' 48" W 173.11'

N 54° 26' 06" W 69.06'

N 52" 37' 23" W 130.77 to a point for the west corner of this tract from which a ½ iron rod with cap set in the south right of way line of said road brs. S 06° 15' 40" W 25.00' and a ½" iron rod with cap set in the north right of way line of said road N 06° 15' 40" E 25.00'.

THENCE: N 06° 15' 40" E 358.60' to a ½" iron rod found for the reference corner to the

northwest corner of this tract and for the northeast corner of Daisy Henson 17 acre tract recorded in Volume 55, Page 419 of the Deed Records of said county.

THENCE: Calls meandering along the center line of a branch as follows:

N 06° 15' 40" E 15.00' to a point in said center line for the northwest corner of this tract and said 20 acre tract and said 17 acre tract and in a south boundary line of a U.S.A. tract,

N 74° 08' 26" E 48.21'

N 05° 20' 25" E 70.71'

S 66° 13' 29" E 55.90'

N 27° 48' 01" E 58.49'

S 65° 24' 02" E 41.91'

S 63° 18' 01" E 29.03'

S 19° 43' 27" E 16.16'

S 75° 35' 17" W 48.35'

S 17° 07' 53" W 41.31'

S 78° 14' 59" E 53.88'

N 13° 16' 26" E 20.25'

S 76° 22' 23" E 28.80'

N 28° 11' 18" E 46.62'

N 56° 54' 47" E 44.45'

S 81° 25' 15" E 30.94'

S 66° 35' 30" E 16.37'

N 38° 49' 07" E 23.66'

S 36° 54' 03" E 38.61'

N 39° 55' 03" E 55.69'

S 52° 01' 46" E 32.89"

N 41° 47' 35" E 49.11"

S 34° 14' 23" E 27.86'
N 67° 31' 31" E 82.95'
S 17° 23' 51" E 21.03'
S 59° 22' 12" E 38.11'
N 11° 38' 12" W 15.22'
N 72° 55' 14" E 35.21'
S 20° 19' 45" W 79.17'
S 74° 49' 17" E 55.91'
S 26° 20' 32" E 44.32'
N 61° 40' 10" E 14.27'
S 54° 10' 33" E 32.05'
N 22° 40' 34" E 24.23"
S 58° 49' 54" E 43.55'
S 11° 24' 53" E 14.06'
N 13° 20' 09" E 43.40'
S 57° 16' 32" E 50.83'
S 00° 28' 15" E 28.57'
S 88° 39' 14" E 42.60'
N 55° 29' 37" E 19.72'
S 17° 19' 35" E 23.37'
N 88° 11' 40" E 30.98'
S 21° 25' 35" W 43.12'
N 65° 30' 21" W 32.37'
S 89° 19' 40" W 19.21'
S 21° 43' 09" W 40.90'

N 43° 48' 18" E 20.79'

S 44° 02' 08" E 30.21'

N 85° 58' 37" E 26.08'

S 63° 49' 48" E 36.74'

S 37° 28' 05" W 44.71'

S 58° 45' 09" E 21.57'

N 78° 04' 29" E 31.18'

S 71° 09' 05" E 44.17'

S 35° 57' 21" W 65.39'

S 32° 19' 05" E 53.02'

S 00° 37' 27" W 39.45'

N 82° 05' 33" E 31.10'

S 33° 18' 31" E 74.12'

S 27° 20' 29" W 51.61'

S 84° 58' 12" E 50.54'

N 31° 45' 08" E 20.86'

N 60° 02' 19" E 31.88'

S 67° 50' 00" E 13.47'

S 86° 55' 39" E 21.99'

S 83° 05' 04" E 14.44'

S 25° 15' 35" W 32.87'

S 35° 59' 32" E 21.25'

S 82° 12' 13" E 21.54'

N 65° 58' 38" E 24.47'

S 62° 57' 57" E 15.35'

S 25° 11' 04" W 46.56'

S 32° 45' 51" E 23.98' to a point for the northeast corner of this tract and said 20 acre tract and the northwest corner of said 10.0 acre tract.

S 06° 14' 22" W 5.00' to a ½" iron rod found for reference on the south bank of said branch.

THENCE: S 06° 14' 22" W 410.57' to the place of beginning containing 19.5621 acres of land.

BEING A FIFTY (50) FEET WIDE PERMANENT EASEMENT AND RIGHT OF WAY (P.E.R. W.) LOCATED IN THE JAMES GAINES SURVEY, ABSTRACT 16, SABINE COUNTY, TEXAS, AND BEING UPON, OVER, THROUGH AND ACROSS A CALLED 19.5621 ACRE TRACT CONVEYED TO PAUL W. EBARB ET UX, AS DESCRIBED IN VOLUME 198, PAGE 657, DEED RECORDS, SABINE COUNTY, TEXAS, (D.R.S.C.R.). SAID FIFTY (50) FEET WIDE PERMANENT EASEMENT AND RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the south line of said Ebarb tract, also being the north line of the second tract conveyed to Daisy Henson and recorded in Volume 55, Page 418, D.R.S.C.T., from which a ½ inch iron rod found in said common line for reference, bears North 83°45'52" West, 79.89 feet;

THENCE through and across said Ebarb tract, the following three (3) courses:

North 27°48'24" West, for a distance of 158.57 feet;

North 49°25'24" West, for a distance of 835.02 feet;

North 65°41'07" West, for a distance of 52.57 feet to a point being in the west line of the said Ebarb tract, also being the east line of the first tract conveyed to Daisy Henson and recorded in Volume 55, Page 418, D.R.S.C.T.,

THENCE North 06°17'11" East along said common line for a distance of 52.58 feet;

THENCE through and across said Ebarb tract, the following three (3) courses:

South 65°41'07" East, for a distance of 75.99 feet;

South 49°25'24" East, for a distance of 851.71 feet;

South 27°48'24" East, for a distance of 201.97 feet to a point in the aforementioned south line of the Ebarb tract, also being the aforementioned north line of the second tract conveyed to Daisy Henson;

THENCE North 83°42'01" West, along said common line for a distance of 60.39 feet to the POINT OF BEGINNING, said permanent easement and right of way, containing 1.25 acres, more or less.