

**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: **December 4, 2019**

Grantor(s): **Larry Jones and Shirley Jones, husband and wife**

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

Original Principal: **\$247,920.00**

Recording Information: **2019-00389367**

Property County: **Angelina**

Property: **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE ANGELINA COUNTY SURVEY, ABSTRACT NO. 54 AND CONTINUATION OF SCHEDULE A GF NO. A19-4912 BEING ALL OF THAT CERTAIN 3.86 ACRE TRACT DESCRIBED AS TRACT ONE AND ALL OF THAT CERTAIN 2.00 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED FROM BILLIE L. DAVIS TO DAVID CLAY MINSHEW ET UX DATED JUNE 4, 1993 AND RECORDED IN VOLUME 920 ON PAGE 281 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:**

**BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 3.86 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 8.049 ACRE TRACT DESCRIBED IN A DEED FROM THE OSCAR AND THELMA MANN LIVING TRUST TO ROBERT D. HAYNES ET UX DATED APRIL 15, 2008 AND RECORDED IN DOCUMENT NO. 2008-00243819 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS IN THE WEST BOUNDARY LINE OF THAT CERTAIN 4.55 ACRE TRACT DESCRIBED IN A DEED FROM RODNEY JOLLEY ET UX TO STANLEY L. BOHON ET UX DATED OCTOBER 2, 2013 AND RECORDED IN DOCUMENT NO. 2013-00310257 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER WITNESSED BY A 1/2" PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID 4.55 ACRE TRACT HEARING N 00° 02` 47" W 62.93 FEET;**

**THENCE S 00° 02` 47" E IN PART WITH THE EAST BOUNDARY LINE OF THE SAID 3.86 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE SAID 2.00 ACRE TRACT AND IN PART WITH THE WEST BOUNDARY LINE OF THE SAID 4.55 ACRE TRACT AND THE WEST BOUNDARY LINE OF**

**FILED**  
AT 2:00 O'CLOCK P.M.

**APR 03 2025**

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

By         *SN*

THE RESIDUE OF THAT CERTAIN 5.04 ACRE TRACT DESCRIBED AS TRACT ONE IN A DEED FROM DAVID R. THOMPSON TO RODNEY JOLLEY ET UX DATED AUGUST 10, 2007 AND RECORDED IN DOCUMENT NO. 2007-00233328 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AT 227.24 FEET PASS ON LINE A X-TIE FENCE CORNER FOUND FOR THE SOUTHWEST CORNER OF THE SAID 4.55 ACRE TRACT, AT 299.79 FEET THE SOUTHEAST CORNER OF THE SAID 2.00 ACRE TRACT, THE SOUTHWEST CORNER OF THE RESIDUE OF THE SAID 5.04 ACRE TRACT, THE NORTHWEST CORNER OF THAT CERTAIN 15.302 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED FROM DAVID R. THOMPSON TO RODNEY JOLLEY ET UX DATED AUGUST 10, 2007 AND RECORDED IN DOCUMENT NO. 2007-00233328 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS AND THE NORTHEAST CORNER OF THAT CERTAIN 21.155 ACRE TRACT DESCRIBED IN A DEED FROM RON MEADOWS ET UX TO ROBIN SCHLAUDT ET UX DATED JULY 24, 1998 AND RECORDED IN VOLUME 1166 ON PAGE 43 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1" PIPE FOUND FOR CORNER;

THENCE N 89° 04` 29" W WITH THE SOUTH BOUNDARY LINE OF THE SAID 2.00 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE SAID 21.155 ACRE TRACT, AT 584.45 FEET THE SOUTHWEST CORNER OF THE SAID 2.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 1.86 ACRE TRACT DESCRIBED IN A DEED FROM CARYN RAE DUPREE TO CALVIN RAY DUPREE DATED NOVEMBER 21, 2014 AND RECORDED IN DOCUMENT NO. 201640342875 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 3/8" ROD FOUND FOR CORNER WITNESSED BY A 3/4" PIPE AT A FENCE CORNER FOUND FOR THE NORTHWEST CORNER OF THE SAID 21.155 ACRE TRACT BEARING N 89° 04` 29" W 121.44 FEET;

THENCE N 00° 06` 51" E WITH THE WEST BOUNDARY LINE OF THE SAID 2.00 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE SAID 1.86 ACRE TRACT, AT 149.98 FEET THE NORTHWEST CORNER OF THE SAID 2.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 1.86 ACRE TRACT IN THE SOUTH BOUNDARY LINE OF THE AFORESAID 3.86 ACRE TRACT, A 3/8" ROD FOUND FOR CORNER;

THENCE N 89° 05` 50" W WITH THE SOUTH BOUNDARY LINE OF THE SAID 3.86 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE SAID 1.86 ACRE TRACT, AT 505.07 FEET PASS ON LINE A 1/2" PIPE SET FOR REFERENCE, AT 540.07 FEET THE SOUTHWEST CORNER OF THE SAID 3.86 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID 1.86 ACRE TRACT IN THE EAST BOUNDARY LINE OF FIELDER CEMETERY ROAD SUBDIVISION NO. 3, A SUBDIVISION OF RECORD IN CABINET F ON SLIDE 143-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, A POINT FOR CORNER LYING APPROXIMATELY 14.5 FEET WEST OF THE CENTERLINE OF FIELDER CEMETERY ROAD (NOT KNOWN IF DEDICATED);

THENCE N 00° 31' 43" W WITH THE WEST BOUNDARY LINE OF THE SAID 3.86 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE FIELDER CEMETERY ROAD SUBDIVISION NO. 3, AT 150.05 FEET THE NORTHWEST CORNER OF THE SAID 3.86 ACRE TRACT AND THE SOUTHWEST CORNER OF THE AFORESAID 8.049 ACRE TRACT, A POINT FOR CORNER LYING APPROXIMATELY 16.7 FEET WEST OF THE CENTERLINE OF FIELDER CEMETERY ROAD;

THENCE S 89° 04' 27" E WITH THE NORTH BOUNDARY LINE OF THE SAID 3.86 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE SAID 8.049 ACRE TRACT, AT 35.16 FEET PASS ON LINE A 1/2" ROD FOUND FOR REFERENCE, AT 1125.36 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 5.88 ACRES OF LAND, MORE OR LESS, WITH APPROXIMATELY 0.139 ACRE LYING WITHIN THE MARGINS OF FIELDER CEMETERY ROAD. NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B, HEREOF.

Property Address: 1108 Fielder Cemetery Road  
Lufkin, TX 75901

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

**SALE INFORMATION:**

Date of Sale: May 6, 2025  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LIFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER'S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER'S COURT AND ANNEX IS CLOSED.

Substitute Trustee: Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, 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:

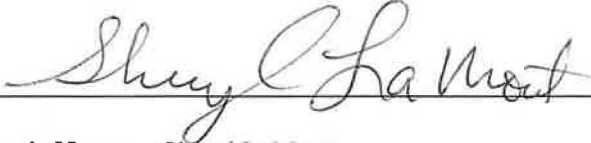
1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, 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 / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

**CERTIFICATE OF POSTING**

My name is Sheryl LaMont, 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 April 3, 2025, I filed at the office of the Angelina County Clerk to be posted at the Angelina County courthouse this notice of sale.



Declarant's Name: Sheryl LaMont

Date: April 3, 2025

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