

**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: April 3, 2013

Grantor(s): John W. Andrews and Deborah P. Andrews, Husband and Wife

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

Original Principal: \$135,209.00

Recording Information: 105507-2013

Property County: Lamar

Property: SITUATED ABOUT 5.8 MILES SOUTH 64° WEST OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE JOHN REED SURVEY #792, AND BEING LOTS 16 AND 17, BALLANGER ACRES AS RECORDED IN ENVELOPE 380-B, IN THE PLAT RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2" CAPPED (W. MOORE RPLS 5723 TX) IRON PIN (F) FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 17 AND AT THE NORTHEAST CORNER OF LOT 18 OF SAID BALLANGER ACRES.

THENCE SOUTH 0°00'04" WEST A DISTANCE OF 978.97 FEET TO 3/8" SPIKE NAIL (S) FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 17, AT THE SOUTHEAST CORNER OF SAID LOT 18, AND IN THE NORTH BOUNDARY LINE OF TRACT 1, A CALLED 47.446 ACRE TRACT OF LAND CONVEYED TO JACK D. BESTEMAN ET UX BY DEED RECORDED IN VOL. 1176, PAGE 213, IN THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE;

THENCE WITH A FENCE ALONG THE NORTH BOUNDARY LINE OF SAID BESTEMAN 47.446 ACRE TRACT AS FOLLOWS: NORTH 89°59'39" EAST A DISTANCE OF 133.45 FEET TO A 1/2" CAPPED (W. MOORE RPLS 5723 TX) IRON PIN (F) AT THE SOUTHEAST CORNER OF SAID LOT 17 AND AT THE SOUTHWEST CORNER OF SAID LOT 16; NORTH 89°55'14" EAST A DISTANCE OF 133.50 FEET TO A 1/2" CAPPED (W. MOORE RPLS 5723 TX) IRON PIN (F) FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 16 AND AT THE SOUTHWEST CORNER OF LOT 15 OF SAID BALLANGER ACRES;

THENCE NORTH 0°00'24" WEST A DISTANCE OF 979.01 FEET TO A 1/2" CAPPED (W. MOORE RPLS 5723 TX) IRON PIN (F) FOR CORNER AT THE

NORTHEAST CORNER OF SAID LOT 16 AND AT THE NORTHWEST CORNER OF SAID LOT 15;

THENCE ALONG THE SOUTH BOUNDARY LINE OF LAMAR COUNTY ROAD 22500 AS FOLLOWS SOUTH 89°59'35" WEST A DISTANCE OF 133.45 FEET TO A 1/2" CAPPED (W. MOORE RPLS 5723 TX) IRON PIN (F) AT THE NORTHWEST CORNER OF SAID LOT 16 AND AT THE NORTHEAST CORNER OF SAID LOT 17; SOUTH 89°54'27" WEST A DISTANCE OF 133.37 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.999 ACRES OF LAND.

Property Address: 3575 County Road 22500  
Paris, TX 75462

**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: October 7, 2025  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY.  
Substitute Trustee: Xome, Inc., Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher, Sheryl LaMont, or Padgett Law Group, any to act  
Substitute Trustee: 546 Silicon Dr., Suite 103  
Address: 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 Randy Daniel, 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 8-11-25, I filed at the office of the Lamar County Clerk to be posted at the Lamar County courthouse this notice of sale.

Declarant's Name: Randy Daniel

Date: 8-11-25

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