

**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 7, 2017

Grantor(s): Michelle Monika Blackmon, an unmarried woman

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

Original Principal: \$177,721.00

Recording Information: Book 341, Page 740

Property County: Lampasas

Property: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF LAMPASAS: BEING TRACT ONE HUNDRED ELEVEN (111), INDIAN VALLEY, A SUBDIVISION IN LAMPASAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET 1, SLIDE 103, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

Property Address: 709 County Road 4818  
Kempner, TX 76539

**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: 2701 E Insight Way

Address: Suite 150  
Chandler, AZ 85286

**SALE INFORMATION:**

Date of Sale: December 6, 2022

Time of Sale: 12:00 PM or within three hours thereafter.

Place of Sale: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Michelle Jones, Angela Zavala, Richard Zavala, Jr, Sharlet Watts, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act

Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
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 Michelle Jones, Angela Zavala, Richard Zavala, Jr, Sharlet Watts, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 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

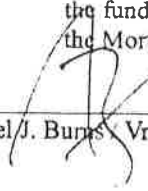
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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 / Vrutti Patel / Jonathan Smith

**CERTIFICATE OF POSTING**

My name is Angela Zavala, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on OCT 20 2022, I filed at the office of the Lampasas County Clerk to be posted at the Lampasas County courthouse this notice of sale.

Angela Zavala

Declarant's Name: Angela Zavala

Date: OCT 20 2022

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

FILED  
22nd day of Oct. 20 22  
Connie Hartmann  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY: aj [signature] DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: October 26, 2022

**DEED OF TRUST:**

Date: December 10, 2019

Grantor: RON FEICKERT and SOPHIA LERMA

Grantor's County: Lampasas

Beneficiary: CREEKSIDE RANCH GROUP, LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, ED HENDERSON, TED WILLIAMSON,  
ANDREW MILLS-MIDDLEBROOK

Substitute Trustee's Address:

ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE,  
ED HENDERSON, TED WILLIAMSON, ANDREW MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

Recorded in: Volume 374, Page 322-328, Real Property Records, Lampasas County,  
Texas.

**PROPERTY:**

Being 12.93 acres, more or less, being known as Tract 3 of Adamsville 400 Subdivision,  
an unrecorded subdivision in Lampasas County, Texas, being the same property  
described in Deed of Trust recorded in Volume 374, Pages 322-328, Real Property  
Records of Lampasas County, Texas, and being more particularly described on the  
attached Exhibit A.

**NOTE SECURED BY DEED OF TRUST:**

Date: December 10, 2019

**Original Principal Amount:** \$99,781.00

**Holder:** CREEKSIDE RANCH GROUP, LLC

**DATE OF SALE OF PROPERTY** (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 6th day of December, 2022.


**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of Lampasas County, Lampasas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.

  
JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE,  
ED HENDERSON, TED WILLIAMSON, ANDREW  
MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

## EXHIBIT A

FIELD NOTES  
JOB NO. 180604-T3

Page 2 of 3  
Exhibit Attached

### 12.93 ACRES - TRACT 3

BEING 12.93 acres of land, approximately 0.91 acre out of the D. S. Price Survey Abstract No. 1547, and approximately 12.02 acres out of the Joseph W. Proctor Survey, Abstract No. 1124, Lampasas County, also known as Tract 3 of Adamsville 400 Subdivision, an unrecorded subdivision in Lampasas County, Texas, and being a part of that tract described as 399.01 acres, in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 18, 2018 and recorded in Volume 545, Page 46 of Deed Records of Lampasas County, Texas and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the approximate center of County Road 3930 as occupied for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found for the northwest corner of said Creekside Ranch Group, LLC bears N 82°55'46" E 2055.98 feet;

THENCE: along the irregular west line of this tract in the following courses and distances:

1. N 19°24'50" W, at 17.74 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of a proposed 35.00 feet wide easement centered on the approximate center of said county road, in all 996.19 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the south line of that tract described in a Warranty Deed granted to Billie Ray Nesbit, et al, dated July 10, 1990 and recorded in Volume 279, Page 72 of said deed records and the north line of said Creekside Ranch Group, LLC tract and continuing along the same,
2. offset N 68°58'14" E 35.13 feet to a pipe gate post on the west side of a gate,
3. N 89°55'52" E 15.50 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a pipe gate post on the east side of said gate for an angle point,
4. and N 19°33'39" W 957.35 feet to a 3" pipe fence corner for an angle point in the south line of said Nesbit tract and the north line of said Creekside Ranch Group, LLC tract for the northwest corner of this tract;

THENCE: N 68°50'31" E 638.03 feet along the north line of said Creekside Ranch Group, LLC tract and this tract with the south line of said Nesbit tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the northeast corner of this tract, an uncapped 5/8" iron pin found at an old fence corner for the northeast corner of said Creekside Ranch Group, LLC tract bears N 68°50'31" E 1274.66 feet;

THENCE: S 16°57'28" E 637.27 feet into said Creekside Ranch Group, LLC along the east line of this tract to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for the southeast corner of this tract;

THENCE: along the most easterly south line of this tract in the following courses and distances:

1. S 71°52'01" W 167.39 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. S 08°12'00" W 409.89 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. and S 84°23'18" W 275.65 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for an angle point of this tract;

THENCE: S 19°24'50" E along the most southerly east line of this tract, adjacent to a wire fence, at 906.88 feet passing 2.83 feet west of a fence corner with 120d nail found, at 917.39 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the north line of a proposed 35.00 feet wide easement centered on the approximate center of said county road, in all 935.13 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the approximate center of said county road for the most southerly southeast corner of this tract;

THENCE: S 61°08'43" W 40.55 feet along the south line of this tract with the approximate center of said county road as occupied to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.

FILED

27<sup>th</sup> day of Oct. 20 22

Connie Hartmann

COUNTY CLERK, LAMPASAS COUNTY, TEXAS

By af. O. Donnell DEPUTY

NATIONSTAR MORTGAGE LLC (CXE)  
ADKINS, JEREMY AND MICHELE  
7548 FM 2657, KEMPNER, TX 76539

VA 494961124780  
Firm File Number: 19-033005

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 11, 2011, MICHELE N. ADKINS AND JEREMY P. ADKINS, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to EDWARD KERSHNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR SWBC MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of LAMPASAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 143628, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, December 6, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in LAMPASAS COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Lampasas, State of Texas:

BEING 1.982 ACRES, MORE OR LESS, AND BEING PART OF LOT FOUR (4) AND LOT FIVE (5), BLOCK ONE (1), ALLEN ESTATES SECTION #2, A SUBDIVISION IN LAMPASAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET 1, SLIDE 113, PLAT RECORDS, LAMPASAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

HARMON AND ASSOCIATES  
105 W. VETERANS MEMORIAL BLVD  
KILLEEN, TEXAS 76541  
(254)634-8877

LEGAL DESCRIPTION FOR A TRACT OF LAND IN LAMPASAS COUNTY, TEXAS, AND BEING PART OF LOT 4 AND PART OF LOT 5, BLOCK 1, ALLEN ESTATES ADDITION, UNIT 2 RECORDED IN CABINET 1, SLIDE 113, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

BEGINNING AT A TX DOT MONUMENT FOUND AT THE INTERSECTION OF THE COMMON LINE OF LOTS 3 AND 4 AND THE WEST RIGHT OF WAY LINE OF F. M. 2657 AS WIDENED IN VOLUME 413, PAGE 901 BEING THE SOUTHEAST CORNER OF THE BALANCE OF LOT 3, FOR THE NORTHEAST CORNER OF THIS.

THENCE WITH THE WEST RIGHT OF WAY LINE OF F. M. 2657 AS WIDENED IN VOLUME 413, PAGE 901 AS FOLLOWS:

S. 44 DEG. 28' 00" W., 13.00 FEET (S. 46 DEG. 19' 54" W., 13.00 FEET) TO A TX DOT MONUMENT FOUND;  
S. 22 DEG. 49' 03" W., 49.82 FEET (S. 24 DEG. 31' 52" W., 50.00 FEET) TO A #60 SPIKE FOUND;  
S. 16 DEG. 52' 51" W., 88.89 FEET (S. 18 DEG. 49' 13" W., 88.70 FEET) TO A TX DOT MONUMENT FOUND;  
S. 16 DEG. 57' 14" W., 112.30 FEET (S. 18 DEG. 49' 13" W., 112.29 FEET) TO A #60 SPIKE FOUND; AND  
S. 22 DEG. 40' 02" W., 38.93 FEET (S. 24 DEG. 31' 52" W., 38.94 FEET) TO A 1/2" IRON ROD SET AT THE INTERSECTION OF THE COMMON LINE OF LOTS 5 AND 6 AND THE WEST RIGHT OF WAY LINE OF F. M. 2657 BEING THE NORTHEAST CORNER OF THE BALANCE OF LOT 6, FOR THE SOUTHEAST CORNER OF THIS.

THENCE N. 64 DEG. 31' 55" W., 367.48 FEET (N. 64 DEG. 29' 30" W.) TO A 1-1/4" IRON PIPE FOUND IN THE EAST LINE OF LOT 20 BEING THE NORTHWEST CORNER OF LOT 6 AND THE SOUTHWEST CORNER OF LOT 5, FOR THE SOUTHWEST CORNER OF THIS.

THENCE N. 47 DEG. 42' 26" E., 324.17 FEET (N. 47 DEG. 44' 40" E., 324.10 FEET) TO A 1-1/4" IRON PIPE FOUND IN THE EAST LINE OF LOT 22 BEING THE SOUTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF LOT 4, FOR THE NORTHWEST CORNER OF THIS.

THENCE S. 64 DEG. 29' 30" E., 214.92 FEET (S. 64 DEG. 29' 30" E. - BASE BEARING) TO THE PLACE OF BEGINNING CONTAINING 1.984 ACRES OF LAND ACCORDING TO MY SURVEY AND MY

CALCULATIONS.

THE BEARINGS OF THIS LEGAL DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 4, BLOCK 1 AS SHOWN ON THE PLAT OF ALLEN ESTATES ADDITION, UNIT 2 RECORDED IN CABINET 1, SLIDE 113, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

Property Address: 7548 FM 2657  
KEMPNER, TX 76539  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**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**

SUBSTITUTE TRUSTEE  
Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts  
3225 Rainbow Drive, Suite 248-B  
Rainbow City, AL 35906

WITNESS MY HAND this day October 5, 2022.

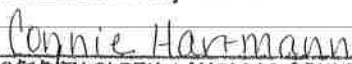

By:   
H. Gray Burks IV  
Texas Bar # 03418320  
**Ronny George**  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905  
gburks@logs.com  
rgeorge@logs.com  
gtabor@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for The Veterans Land Board of the State of Texas

by: 

**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 military service to the sender of this notice immediately.**

FILED

13 day of Oct. 20 22

  
CONNIE HARTMANN  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY  DEPUTY