

321 Persimmon Dr, Pleasanton, TX 78064

FILED FOR RECORD

2023 SEP 28 PM 2:03

23-008816

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

ATASCOSA COUNTY CLERK

Re

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.

1. Date, Time, and Place of Sale.

Date: 11/07/2023

Time: Between 12:00 PM – 3:00 PM and beginning not earlier than 12:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Atascosa County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/20/2021 and recorded in the real property records of Atascosa County, TX and is recorded under Clerk's File/Instrument Number 216321, with Orlando Rodriguez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Orlando Rodriguez, securing the payment of the indebtedness in the original amount of \$130,180.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Southwest Stage Funding, LLC dba Cascade Financial Services is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 60, CITY VIEW ESTATES, UNIT 1, A SUBDIVISION OF RECORD ACCORDING TO SHEET 346A AND 346B, NEW PLAT CABINET, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cascade Financial Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

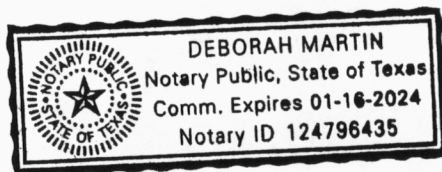
Southwest Stage Funding, LLC dba Cascade Financial Services
2701 E. Ryan Rd.
Chandler, AZ 85286

Troy Martin
SUBSTITUTE TRUSTEE
Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz OR AUCTION.COM OR Kirk Schwartz, Candace Sissac, c/o Albertelli Law, 2201 W Royal Lane, Suite 200, Irving, TX 75038

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of September, 2023.



Deborah Martin
NOTARY PUBLIC in and for
Medina COUNTY
My commission expires: 1/16/2024
Print Name of Notary:
Deborah Martin

CERTIFICATE OF POSTING

My name is Troy Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 9/28/2023 I filed at the office of the Atascosa County Clerk and caused to be posted at the Atascosa County courthouse this notice of sale.

Troy Martin
Declarant's Name: Troy Martin
Date: 9/28/2023