

**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: **February 8, 2017**

Grantor(s): **SAMMY R GAMEZ AND KATIE WILLIAMS, HUSBAND AND WIFE**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., solely as nominee for SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES**

Original Principal: **\$149,344.00**

Recording Information: **Instrument Number 170668**

Property County: **Blanco**

Property: **Lot 15, (FIFTEEN) Block A, CREEK VIEW ESTATES, SECTION 2 according to the Map or Plat thereof, recorded in Volume 3, Page 176, Map and Plat Records of Blanco County, Texas.**

Property Address: **133 Brianna Circle  
Johnson City, TX 78636**

**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: **P.O. Box 15035  
Suite 150  
Chandler, AZ 85244**

**SALE INFORMATION:**

Date of Sale: **December 3, 2019**

Time of Sale: **10:00 am - 1:00 pm or within three hours thereafter.**

Place of Sale: **The south (main) entrance of the Courthouse in an area not to exceed 12 feet from the front door 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: **Thomas Rossington, Martha Rossington, Jill Nichols, Meghan Lamonte, Kevin Key, Jay Jacobs or Alexander Wolfe, any to act**

Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925  
Dallas, TX 75240**

WHEREAS, the above-named Grantor 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 has been removed and Thomas Rossington, Martha Rossington, Jill Nichols, Meghan Lamonte, Kevin Key, Jay Jacobs or Alexander Wolfe, any to act, 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. Thomas Rossington, Martha Rossington, Jill Nichols, Meghan Lamonte, Kevin Key, Jay Jacobs or Alexander Wolfe, 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.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520

*Posted by  
Martha Rossington*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED this 8 day of Nov 2019  
LAURA WALLA 11:06 AM  
County Clerk Blanco County, Texas  
By Alonzo Reed Deputy

Date: November 4, 2019  
Note:

Date: May 1, 2011  
Maker: Willie Frank Buggs Jr. and wife Rosa Elia Tapia-Buggs  
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Original Principal Amount: \$25,110.00

Deed of Trust:

Date: May 1, 2011  
Grantor: Willie Frank Buggs Jr. and wife Rosa Elia Tapia-Buggs  
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Trustee: Jason Merz  
Substitute Trustee: Michele Barnes  
Recorded under: Document #112529, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 1437, Rockin J Ranch, Phase 5, according to map or plat recorded in Volume 3, Page(s) 37-46, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

December 3, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



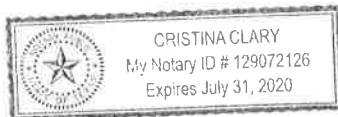
Michele Barnes  
Substitute Trustee

THE STATE OF TEXAS    )  
  )  
COUNTY OF COMAL    )

This instrument was acknowledged before me on the 4th day of November, 2019 by Michele Barnes, Substitute Trustee.



Notary Public, State of Texas  
Notary's printed name &  
Commission expiration date:



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED this 8 day of Nov 20 19  
LAURA WALLA 11:08 AM  
County Clerk Blanco County, Texas  
By Michele Barnes Deputy

Date: November 4, 2019  
Note:

Date: April 30, 2006  
Maker: Jason Pinson, a single person  
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Original Principal Amount: \$27,000.00

Deed of Trust:

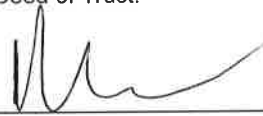
Date: April 30, 2006  
Grantor: Jason Pinson, a single person  
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Trustee: Clint McKinney  
Substitute Trustee: Michele Barnes  
Recorded under: Document #062107, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 732, Rockin J Ranch, Phase 3, according to map or plat recorded in Volume 1, Page(s) 378-390, Blanco County, Texas, Map and Plat Records.


Date and Place of Sale of Property:

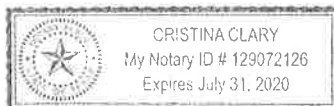
December 3, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.

  
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Michele Barnes  
Substitute Trustee

THE STATE OF TEXAS     )  
  )  
COUNTY OF COMAL     )

This instrument was acknowledged before me on the 4th day of November, 2019 by Michele Barnes, Substitute Trustee.

  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's printed name &  
Commission expiration date:



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED this 8 day of Nov 2019  
LAURA WALLA 11:04 AM  
County Clerk Blanco County, Texas  
By: Laura Walla Deputy

Date: November 4, 2019  
Note:

Date: August 20, 2011  
Maker: Christopher W. Olver and Amanda J. Olver  
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Original Principal Amount: \$22,410.00

Deed of Trust:


Date: August 20, 2011  
Grantor: Christopher W. Olver and Amanda J. Olver  
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Trustee: Jason Merz  
Substitute Trustee: Michele Barnes  
Recorded under: Document #112925, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 1380, Rockin J Ranch, Phase 4, according to map or plat recorded in Volume 3, Page(s) 17-26, Blanco County, Texas, Map and Plat Records.


Date and Place of Sale of Property:

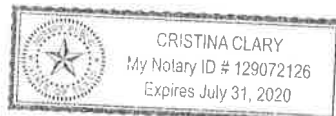
December 3, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.

  
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Michele Barnes  
Substitute Trustee

THE STATE OF TEXAS    )  
                                  )  
COUNTY OF COMAL    )

This instrument was acknowledged before me on the 4th day of November, 2019 by Michele Barnes, Substitute Trustee.

  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's printed name &  
Commission expiration date:



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED this 8 day of Nov 2019  
LAURA WALLA 11:02 AM  
County Clerk Blanco County, Texas  
By Amber Reed Deputy

Date: November 4, 2019  
Note:

Date: April 30, 2006  
Maker: Jason Pinson, a single person  
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Original Principal Amount: \$27,000.00

Deed of Trust:

Date: April 30, 2006  
Grantor: Jason Pinson, a single person  
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Trustee: Clint McKinney  
Substitute Trustee: Michele Barnes  
Recorded under: Document #062105, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 731, Rockin J Ranch, Phase 3, according to map or plat recorded in Volume 1, Page(s) 378-390, Blanco County, Texas, Map and Plat Records.


Date and Place of Sale of Property:

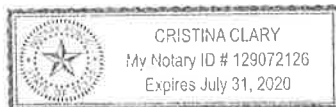
December 3, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.

  
\_\_\_\_\_  
Michele Barnes  
Substitute Trustee

THE STATE OF TEXAS    )  
                                  )  
COUNTY OF COMAL    )

This instrument was acknowledged before me on the 4th day of November, 2019 by Michele Barnes, Substitute Trustee.

  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's printed name &  
Commission expiration date.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED this 8 day of Nov 20 19  
LAURA WALLA 11:00 AM  
County Clerk Blanco County, Texas  
By Dunlap/Reed Deputy

Date: November 4, 2019  
Note:

Date: May 20, 2006  
Maker: John S. Fernandez and wife Anita Fernandez  
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Original Principal Amount: \$33,300.00

Deed of Trust:

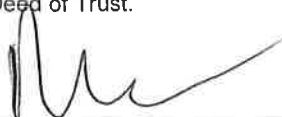
Date: May 20, 2006  
Grantor: John S. Fernandez and wife Anita Fernandez  
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership  
Trustee: Clint McKinney  
Substitute Trustee: Michele Barnes  
Recorded under: Document #062285, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 968, Rockin J Ranch, Phase 3, according to map or plat recorded in Volume 1, Page(s) 378-390, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

December 3, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



Michele Barnes  
Substitute Trustee

THE STATE OF TEXAS     )  
  )  
COUNTY OF COMAL     )

This instrument was acknowledged before me on the 4th day of November, 2019 by Michele Barnes, Substitute Trustee.



Notary Public, State of Texas  
Notary's printed name &  
Commission expiration date:

