



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.

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

**SALE INFORMATION:**

Date of Sale: **April 7, 2026**  
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, LUFKIN, 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 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: **Tejas Corporate Services, LLC, and Padgett Law Group, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103  
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.

*P Jones*

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Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, 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 \_\_\_\_\_, 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: \_\_\_\_\_

Date: \_\_\_\_\_

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