

**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: November 13, 2023  
Grantor(s): ROBERT WATSON, A MARRIED MAN JOINED BY SPOUSE, JENNIFER LYNNE WATSON SIGNING PRO FORMA  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services  
Original Principal: \$321,815.00  
Recording Information: 238524  
Property County: Atascosa  
Property: See "Exhibit A"  
Property Address: 553 PR Chiltipin Creek Lane  
Jourdanton, TX 78026

**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: March 3, 2026  
Time of Sale: 12:00 PM or within three hours thereafter.  
Place of Sale: THE WEST PORCH OF THE COURTHOUSE ENTRANCE: NEW LOCATION PASSED 7/14/2003 EFFECTIVE 8/15/2003 BEING THE WEST PORCH OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE  
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

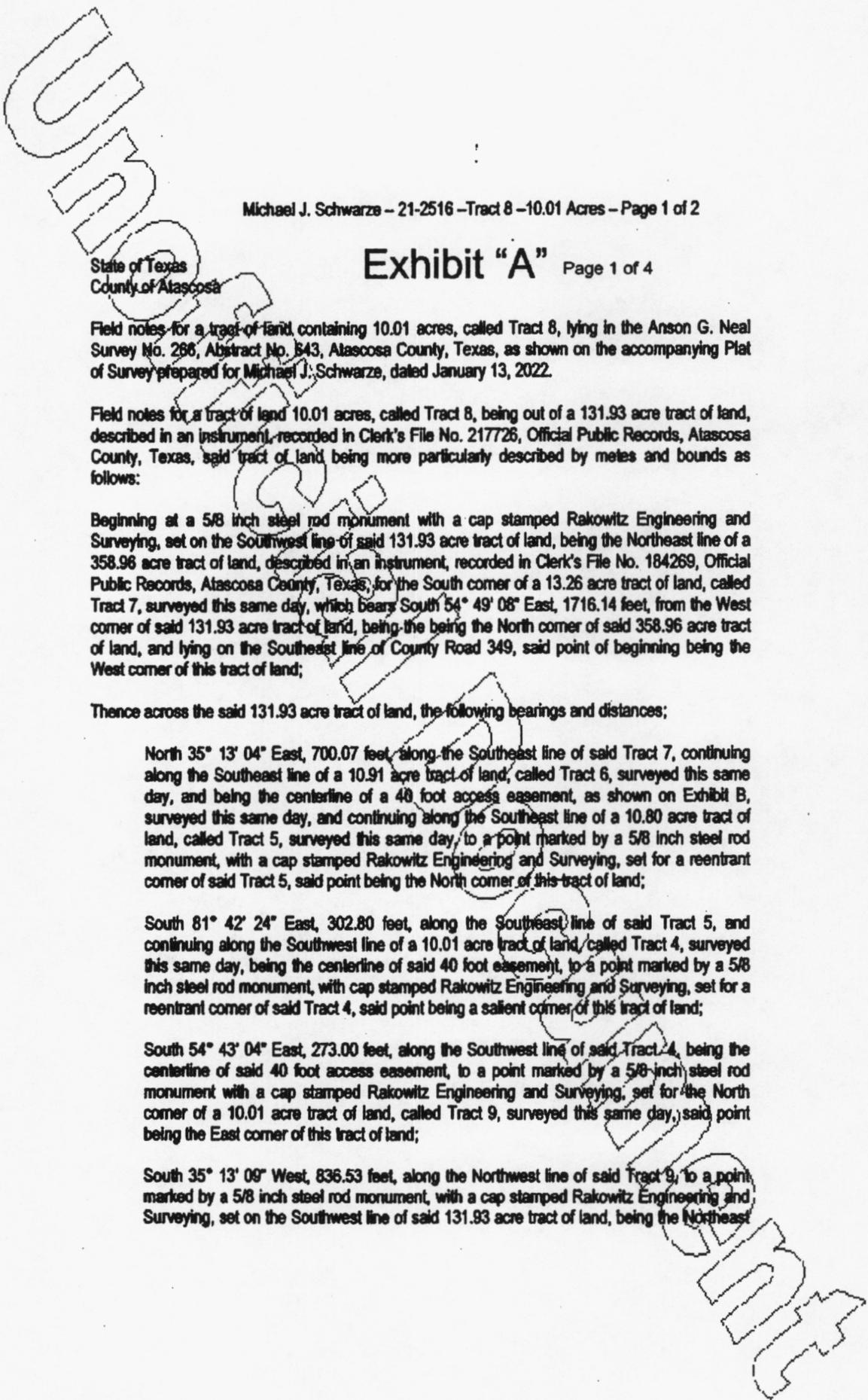
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.



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



State of Texas  
County of Atascosa

# Exhibit "A" Page 1 of 4

Field notes for a tract of land containing 10.01 acres, called Tract 8, lying in the Anson G. Neal Survey No. 286, Abstract No. 843, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for Michael J. Schwarze, dated January 13, 2022.

Field notes for a tract of land 10.01 acres, called Tract 8, being out of a 131.93 acre tract of land, described in an instrument, recorded in Clerk's File No. 217726, Official Public Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set on the Southwest line of said 131.93 acre tract of land, being the Northeast line of a 358.96 acre tract of land, described in an instrument, recorded in Clerk's File No. 184269, Official Public Records, Atascosa County, Texas, for the South corner of a 13.26 acre tract of land, called Tract 7, surveyed this same day, which bears South 54° 49' 08" East, 1716.14 feet, from the West corner of said 131.93 acre tract of land, being the North corner of said 358.96 acre tract of land, and lying on the Southeast line of County Road 349, said point of beginning being the West corner of this tract of land;

Thence across the said 131.93 acre tract of land, the following bearings and distances;

North 35° 13' 04" East, 700.07 feet, along the Southeast line of said Tract 7, continuing along the Southeast line of a 10.91 acre tract of land, called Tract 6, surveyed this same day, and being the centerline of a 40 foot access easement, as shown on Exhibit B, surveyed this same day, and continuing along the Southeast line of a 10.80 acre tract of land, called Tract 5, surveyed this same day, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for a reentrant corner of said Tract 5, said point being the North corner of this tract of land;

South 81° 42' 24" East, 302.80 feet, along the Southeast line of said Tract 5, and continuing along the Southwest line of a 10.01 acre tract of land, called Tract 4, surveyed this same day, being the centerline of said 40 foot easement, to a point marked by a 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering and Surveying, set for a reentrant corner of said Tract 4, said point being a salient corner of this tract of land;

South 54° 43' 04" East, 273.00 feet, along the Southwest line of said Tract 4, being the centerline of said 40 foot access easement, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the North corner of a 10.01 acre tract of land, called Tract 9, surveyed this same day, said point being the East corner of this tract of land;

South 35° 13' 09" West, 836.53 feet, along the Northwest line of said Tract 9, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set on the Southwest line of said 131.93 acre tract of land, being the Northeast



UNOFFICIAL DOCUMENT

Michael J. Schwarze – 21-2516 – Tract 8 – 10.01 Acres – Page 2 of 2

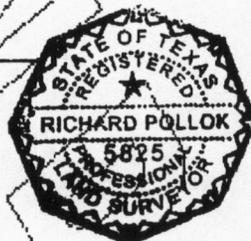
line of said 358.96 acre tract of land, for the West corner of said Tract 9, said point being the South corner of this tract of land;

Thence North 54° 49' 08" West, 542.96 feet, along the Southwest line of said 131.93 acre tract of land, being the Northeast line of said 358.96 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a tract of land containing 10.01 acres, called Tract 8, as shown on the accompanying Plat of Survey prepared for Michael J. Schwarze, dated January 13, 2022, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

Richard Pollok R.P.L.S. 5825  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste A  
Pleasanton, Texas 78064  
830-281-4060  
Firm No. 10181200





UNRECORDED

Exhibit "A" Page 3 of 4

State of Texas  
County of Atascosa

Field notes for a 40 foot access easement, called Exhibit B, lying in the Anson G. Neal Survey No. 266, Abstract No. 643, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for Michael J. Schwarze, dated January 13, 2022.

Field notes for a 40 foot access easement, called Exhibit B, being out of a 131.93 acre tract of land, described in an instrument, recorded in Clerk's File No. 217726, Official Public Records, Atascosa County, Texas, and a 3.09 acre tract of land, described in an instrument, recorded in Clerk's File No. 217723, Official Public Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point, lying on the Northwest right of way line of State Highway No. 97, being the Southeast line of said 3.09 acre tract of land, also being the Southeast line of a 10.01 acre tract of land, called Tract 1, surveyed this same day, which bears South 35° 15' 04" West, 500.00 feet, from a found, previously set, 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, lying on the Northwest right of way line of State Highway No. 97, being the East corner of said 3.09 acre tract of land, the South corner of an apparent abandoned 100 foot S.A.U. & G. Railroad, and the East corner of said Tract 1, also being 20 foot from a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the South corner of said Tract 1, being the East corner of a 10.01 acre tract of land, called Tract 13, surveyed this same day, and the centerline of said 40 foot access easement, said point of beginning being the upper East corner of this easement;

Thence North 35° 15' 04" East, 40.00 feet, along the Northwest right of way line of State Highway No. 97, being the Southeast line of said 3.09 acre tract of land, the Southeast line of said Tract 1, and the Southeast line of said Tract 13, to a calculated point, said point being the lower East corner of this easement;

Thence across the said 3.09 acre tract of land and said 131.93 acre tract of land, the following bearings and distances;

South 54° 43' 04" East, 2881.43 feet, across said Tract 13, a 10.01 acre tract of land, called Tract 12, surveyed this same day, a 10.01 acre tract of land, called Tract 11, surveyed this same day, a 10.01 acre tract of land, called Tract 10, surveyed this same day, a 10.01 acre tract of land, called Tract 9, surveyed this same day, and a 10.01 acre tract of land, called Tract 8, surveyed this same day, to a calculated point, being a salient corner of said Tract 8, said point being an angle point of this easement;

South 81° 42' 24" East, 285.73 feet, across said Tract 8, to a calculated point, said point being an angle point of this easement;

North 35° 13' 04" East, 417.86 feet, across said Tract 8, to a calculated point, said point being the South corner of this easement;



U N I M P O R T A N T

Michael J. Schwarze – 21-2516 – 40 foot access easement – Exhibit B– Page 2 of 2

South 47° 04' 09" East, 40.37 feet, across said Tract 8, and along the Southwest line of a 10.91 acre tract of land, called Tract 6, surveyed this same day, being the Northeast line of a 13.26 acre tract of land, called Tract 7, surveyed this same day, to a calculated point, said point being the West corner of this easement;

South 35° 13' 04" West, 436.99 feet, across said Tract 6, and a 10.80 acre tract of land, called Tract 5, surveyed this same day, to a calculated point, said point being an angle point of this easement;

North 81° 42' 24" West, 319.88 feet, across a 10.01 acre tract of land, called Tract 4, surveyed this same day, to a calculated point, said point being an angle point of this easement;

North 54° 43' 04" West, 2891.01 feet, across said Tract 4, a 10.01 acre tract of land, called Tract 3, surveyed this same day, a 10.01 acre tract of land, called Tract 2, surveyed this same day, and said Tract 1, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a 40 foot access easement, as shown on the accompanying Plat of Survey prepared for Michael J. Schwarze, dated January 13, 2022, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

Richard Pollok R.P.L.S. 5825  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste A  
Pleasanton, Texas 78064  
830-281-4060  
Firm No. 10181200

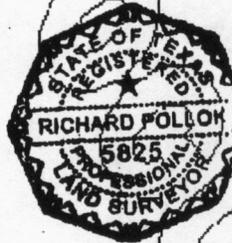


Exhibit "A" Page 4 of 4

FILED 12:51 O'CLOCK P M  
THERESA CARRASCO COUNTRY CLERK

FEB - 5 2026

ATASCOSA COUNTY, TEXAS  
BY [Signature] DEPUTY