

July

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 10, 2022

Deed of Trust:

Date: June 12, 2013

County: Robertson County, Texas

Grantor: George Lang, an unmarried man

Grantor's Mailing

Address: 8860 Oakridge Drive
Bryan, TX 77808

Beneficiary: Southwest Stage Funding, LLC d/b/a/ Cascade Financial Services

Substitute

Trustee: Frank B. Lyon
Physical Address:
3800 North Lamar Boulevard, Suite 200
Austin, Texas 78756
Mailing Address:
Post Office Box 50210
Austin, Texas 78763

Recorded In: Document #20133096, Volume 1208, Page 504 Official Public Records of Robertson County, Texas

Property: Known locally as 8860 Oakridge Drive, Bryan, Texas 77808 and more particularly described as Exhibit "A" attached hereto.

Indebtedness Secured:

Promissory Note:

Date: June 12, 2013

Original Amount: \$125,730.00

Maker: George Lang

Holder: Southwest Stage Funding, LLC d/b/a/ Cascade Financial Services

Maturity Date: July 1, 2043

Property: Known locally as 8806 Oakridge Drive, Bryan, Texas 77808 and more particularly described as Exhibit "A" attached hereto.

Filed for Record in:
Robertson County
On: Jun 13 2022 at 11:35A
By: Sarah Tepera

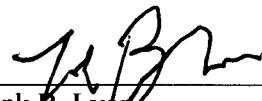
I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 13th day of
June, 2022 at 11:35 am
Stephanie M. Sanders, Robertson County Clerk
[Signature]

Date of Sale of Property: Tuesday, July 5, 2022, beginning not earlier than ten o'clock a.m. not later than one o'clock p.m.

Place of Sale of Property: At the North door on the first floor of the Robertson County Courthouse Annex, or if such is no longer the location designated by the Robertson County Commissioners Court, in the area designated by the Robertson County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

George Lang has defaulted in the payment of the Indebtedness owing to the Holder and the same is now wholly due; the Holder, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of George Lang to the Holder.

Because of default in performance of the obligations secured by 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.

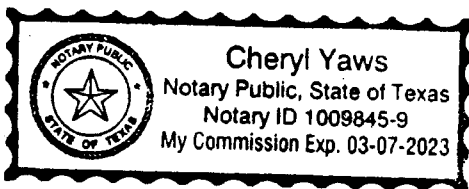


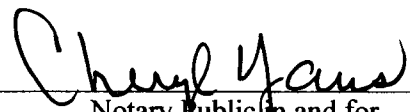
Frank B. Lyon
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF ROBERTSON §

BEFORE ME, the undersigned authority, on this day personally appeared Frank B. Lyon, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on June 10, 2022.





Cheryl Yaws
Notary Public in and for
the State of Texas

**MANUFACTURED HOME RIDER
TO THE MORTGAGE/DEED OF TRUST/SECURITY DEED**

LANG
Loan #: 1304290005
MIN: 100605713050055339
PIN: TBD
Case #: 512-1172018-703

This Rider is made this 12TH day of JUNE, 2013, and is incorporated into and amends and supplements the Mortgage / Deed of Trust / Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure the Borrower's Note to SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES (the "Lender") of the same date (the "Note") and covering the Property described in the Security Instrument and located at:

8860 OAKRIDGE DRIVE, BRYAN, TX 77808
[Property Address]

Borrower and Lender agree that the Security Instrument is amended and supplemented as follows:

A. The Property covered by the Security Instrument (referred to as "Property" in the Security Instrument) includes, but is not limited to, the herein described tract or parcel of land and certain improvements, among which is a Manufactured Home, which will be or already has been affixed to the Property legally described in the Security Instrument, and which Manufactured Home is described as follows:

MAKE: REDMAN HOMES INC
MODEL: REDMAN HOME

Manufactured Home Rider
☎ 6806.16

Page 1 of 3

Doc 20133096 OR Bk Vol 1208 Ps 514

1304290005

YEAR: 2006
SERIAL NUMBER(S): 124000H011742 A/B
LENGTH & WIDTH: 68 X 32

LEGAL: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Used	2006	REDMAN HOMES INC	REDMAN HOMES
New/Used	Year	Manufacturer's Name	Model Name and Model No.
68 X 32		124000H011742 A/B	
Length X Width		Serial Number	HUD #

B. Additional Covenants of Borrower(s):

1. Borrower will comply with all state and local laws and regulations regarding the affixation of the Manufactured Home to the Property described in the Security Instrument including, but not limited to, surrendering the Certificate of Title (if required) and obtaining the requisite governmental approval and accompanying documentation necessary to classify the Manufactured Home as real property under state and local law.
2. The Manufactured Home described above will be, at all times and for all purposes, a permanent part of the Property described in the Security Instrument which by intention of all parties, shall constitute a part of the realty and shall pass with it and permanently affixed to the realty in accordance with any lender, state, local or other governmental requirements.
3. Affixing the Manufactured Home to the Property described in the Security Instrument does not violate any zoning laws or other state or local requirements applicable to manufactured homes.

IF THIS TRANSACTION INCLUDES, IN WHOLE OR IN PART, THE PAYMENT OF THE AMOUNTS OWED ON A RETAIL INSTALLMENT CONTRACT, THE FOLLOWING PARAGRAPH 4, IS A PART HEREOF.

4. All, or a part, of the loan proceeds secured hereby are in renewal and extension of an unrecorded Manufactured Home Retail Installment Contract executed or assumed by Grantor for the purchase of one certain manufactured home described herein. Grantor expressly acknowledges that all of the proceeds secured by said Manufactured Home Retail Installment Contract were used to purchase the manufactured home which is now permanently affixed to the real property described in the Deed of Trust; and hereby acknowledges that the note secured hereby is given to renew and extend the prior lien on

Manufactured Home Rider
6806.16

Page 2 of 3

Doc 20133096 Bk OR Vol 1208 Ps 515

1304290005

the manufactured home that has been converted to a lien on the real property described in the Deed of Trust pursuant to Chapter 63 of the Texas Property Code.

By signing below, Borrower(s) accepts and agrees to the terms and covenants contained in this Manufactured Home Rider.

George Lang 6/14/13
- BORROWER - GEORGE LANG / DATE -

Doc Bk Vol Ps
20133096 OR 1208 516

**METES AND BOUNDS DESCRIPTION
OF A 1.000 ACRES TRACT
ANTONIO MANCHACA SURVEY, A-27
ROBERTSON COUNTY, TEXAS**

Being a tract of land containing 1.000 acres, out of the Antonio Manchaca Survey, A-27, being the same 1.000 acres tract of land owned by Daniel and Amy Phillips as recorded in Volume 980, Page 149 of Robertson County Official Records (R.C.O.R.), also being out of a called 5.05 acre tract, being called Lot 9 of Oakridge Estates, owned by Amy Phillips as recorded in Volume 632, Page 705 of the R.C.O.R., the 1.000 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the north corner of this tract, also being an east corner of a remainder of the said called 5.05 acres Phillips tract, also being a point along the southwest boundary line of the called 5.05 acres tract of land, being called Lot 8 of the said Oakridge Estates, owned by Roger Salazar as recorded in Volume 541, Page 425 of the Robertson County Public Records (R.C.P.R.);

THENCE along the common line between this tract and the said called 5.05 acres Salazar tract, South 51°17'46" East, a distance of 119.23 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the east corner of this tract, also being a point along the said southwest boundary line of the called 5.05 acres Salazar tract, also being the north corner of a remainder of the called 5.05 acres Phillips tract;

THENCE along the common line between this tract and a remainder of the called 5.05 acres Phillips tract, South 38°47'36" West, a distance of 246.77 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the south corner of this tract, also being a west corner of a remainder of the said called 5.05 acres Phillips tract, also being a point along the northeast boundary line of the called 10.1 acres tract of land, being called Lots 10 & 11 of the said Oakridge Estates, owned by Mitchell McMillan as recorded in Volume 642, Page 173 of the R.C.O.R.;

THENCE along the common line between this tract and the said called 10.1 acres McMillan tract, North 51°12'24" West, a distance of 233.99 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the west corner of this tract, also being a point along the said northeast boundary line of the called 10.1 acres McMillan tract;

THENCE along the common line between this tract and a remainder of the said called 5.05 acres Phillips tract, North 63°45'01" East, a distance of 271.98 feet to the **PLACE OF BEGINNING** containing 1.000 acres.

The bearings of this survey are based on the previous survey as recorded in Volume 980, Page 149 of the Robertson County Official Records.

Doc Bk Vol Ps
20133096 OR 1208 517