

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF TEXAS
SAN ANTONIO DIVISION

FILED FOR RECORD
at 8:02 o'clock A M

AUG 07 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Landrum*

SOUTHWEST STAGE FUNDING, LLC §
DBA CASCADE FINANCIAL SERVICES, §
PLAINTIFF, §

CIVIL ACTION NO. 5:24-CV-644-FB

v. §

MARIO GUTIERREZ, ET AL., §
DEFENDANTS. §

NOTICE OF SALE

Notice is hereby given that pursuant to that one certain Default Judgment dated June 7, 2025 (the "Final Judgment"), signed by the Honorable Judge David C. Godbey, United States District Judge for the Northern District of Texas, the U.S. Marshal of the Northern District of Texas, has been directed to sell at Public Sale, the following described property located at 2204 Main Street, Caddo Mills, TX 75135 (the "Property"), situated in Hunt County, Texas and more particularly described as:

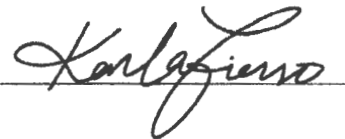
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, BEING PART OF THE CATHERINE HAVINS SURVEY, ABSTRACT NO. 488, BEING PART OF BLOCK 5 OF THE BASS ADDITION, AN ADDITION TO SAID CITY ACCORDING TO THE PLAT THEREOF RECORDED IN THE DEED RECORDS OF HUNT COUNTY IN VOLUME M-1 AT PAGE 470, BEING PART OF THE TRACT CONVEYED BY F.A. DILLON, ET UX, TO EDGAR FARR, ET UX, RECORDED IN SAID DEED RECORDS IN VOLUME 573 AT PAGE 646 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE EASTERMOST CORNER OF SAID DILLON TO FARR TRACT, SAID CORNER BEING IN THE SOUTHWEST LINE OF MAIN STREET (ALSO BEING KNOWN AS FARM-TO-MARKET ROAD NO. 36), SAID CORNER ALSO BEING N 53°50'00" W WITH SAID SOUTHWEST LINE OF MAIN STREET 210.71 FEET FROM A RIGHT-OF-WAY MARKER FOUND AT ITS INTERSECTION WITH THE NORTHWEST LINE OF SECOND STREET; THENCE S 36°55'57" W WITH THE SOUTHEAST LINE OF SAID DILLION TO FARR TRACT 86.33 FEET TO 1/2 INCH IRON ROD FOUND AT A FENCE CORNER, FOR A CORNER; THENCE N 56°42'00" W ALONG A FENCE 62.53 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER, FOR A CORNER; THENCE N 36°23'10" E 89.45 FEET TO A 1/2 INCH IRON ROD FOUND IN SAID SOUTHWEST LINE OF MAIN STREET FOR A CORNER; THENCE S 53°50'00" E WITH SAID SOUTHWEST LINE 63.29 FEET TO RETURN TO THE PLACE OF BEGINNING, CONTAINING 0.127 ACRES OF LAND AND ALSO BEING KNOWN AS 2204 MAIN STREET.

Pursuant to the Order, the U.S. Marshals Service will on September 2, 2025 at 10 A.M. or within (3) hours thereafter, at the base of the central stairway on the 2nd floor inside the Hunt County Courthouse or as designated by the County Commissioners, offer for sale and sell to the highest bidder the property, together with all improvements thereon. The conditions of the sale for the property is that the purchaser shall be required to deposit with the U.S. Marshal a minimum of ten percent (10%) of the amount of the bid by cash or certified check, payable to the United States Marshals Service, at the time of Sale. The balance of the purchase price shall be tendered to the U.S. Marshal by the successful bidder within two (2) days following the date of sale in the form of a certified check, payable to the United States Marshals Service at 1100 Commerce Street, Room #1657, Dallas, Texas 75242. In the event the purchaser fails to fulfill this requirement, the deposit made by him/her shall be forfeited and applied to the expenses of sale and the Property shall be re-offered for sale with the cost of such additional advertising and sale to be deducted from the deposit forfeited by said purchaser. Upon receipt of the entire purchase price, the United States Marshal's Service shall execute and deliver a deed conveying the Property "as is" to the successful bidder. Any questions regarding the Property can directed to the United States Marshal Service, 1100 Commerce Street, Room #1657, Dallas, Texas 75242.

Dated this 6 day of August 2025.

UNITED STATES MARSHAL
NORTHERN DISTRICT OF TEXAS

BY: Karla Fierro
Deputy United States Marshal
Northern District of Texas

A handwritten signature in black ink, appearing to read 'Karla Fierro', is written over a horizontal line.