

Notice of Substitute Trustee's Sale

00001402

Date: 13 May, 2019

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services

Note: Note dated August 31, 2009 in the original principal amount of \$98,828.00

Deed of Trust

Date: August 31, 2009

Grantor: David E. Owen and Shelia D. Owen

Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services

Recording information: Clerk's File No. 00094300, Volume 1323, Page 290, of the Official Public Records of Real Property of Limestone County, Texas

Property: Being all of that certain lot, tract or parcel of land located in A. Varela Survey Abstract No. 29 and being part of a called 28.58 acre tract of land as described in Deed to Wendell W. Bolton recorded in Volume 936, Page 694 of the Deed Records of Limestone County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Brent A. Lane, Sharon St. Pierre, Robert LaMont, Kelly Goddard, Allan Johnston, Ronnie Hubbard, or Kelly Goddard, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Limestone

Date of Sale (first Tuesday of month): June 4, 2019

Time of Sale: 11:00 a.m. - 2:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Sharon St. Pierre, Robert LaMont, Kelly Goddard, Allan Johnston, Ronnie Hubbard, or Kelly Goddard, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: Sharon St. Pierre

Brent A. Lane, Sharon St. Pierre, Robert LaMont, Kelly Goddard, Allan Johnston, Ronnie Hubbard, or Kelly Goddard, any to act

5-13-19

EXHIBIT A

Being all of that certain lot, tract or parcel of land located in the A. Varela Survey Abstract No. 29 and being part of a called 28.58 acre tract of land as described in Deed to Wendell W. Bolton recorded in Volume 936, Page 694 of the Deed Records of Limestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

Beginning at a 1/2" iron rod found at the northeasterly corner of the said Bolton tract, the southeasterly corner of a called 16.22 acre tract of land as described in Deed to Novastar Mortgage, Inc., recorded in Volume 1236, Page 885 of the Deed Records of Limestone County, Texas, and in the westerly line of Limestone County Road No. 455;

THENCE, S 21° 15' 29" E, along the westerly line of the said county road 146.74 feet to a 4" cedar fence corner post at the northerly corner of a called 1.0 acre Michael Bolton tract;

THENCE, S 66° 36' 15" W, along the common line of the said 1.0 acre Bolton tract and this tract 243.90 feet to a 5/8" iron rod found at the westerly corner of the said 1.0 acre Bolton tract and the northerly corner of a called 34.15 acre tract of land as described in Deed to Michael Bolton recorded in Volume 928, Page 816 of the Deed Records of Limestone County, Texas;

THENCE, along the common line of this tract and the said Bolton 34.15 acre tract as follows:

S 66° 19' 26" W, 236.82 feet to a 5/8" iron rod found, and S 74° 41' 27" W, 344.68 feet to a 5/8" iron rod set at the southerly corner of this tract and in the northeasterly line of the Union Pacific

Railroad right of way;

THENCE, N 40° 48' 17" W, along the common line of this tract and the said railroad right of way 302.61 feet to a 4" cedar fence corner post at the westerly corner of this tract and the southerly corner of the said Novastar tract;

THENCE, along the northerly line of the said Bolton tract, the southerly line of a called 2.00 acre tract of land as described in Deed to Charlotte Ann Lawson Barbosa recorded in Volume 999, Page 456 of the Deed Records of Limestone County, Texas, and the southerly line of the said Novastar tract as follows: S 87° 43' 19" E, 282.07 feet to a point in a pond from which a 8" wood fence post bears N 87° 43' 19" W, 4.46 feet and N 72° 23' 15" E, 667.15 feet to the POINT OF BEGINNING and CONTAINING 3.77 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per Vol. 1233, Pg. 853

Filed for Record in:
Limestone County

On: May 13, 2019 at 12:26P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

May 13, 2019

Kerrie Cobb, County Clerk
Limestone County