

Notice of Substitute Trustee's Sale

Date: 11 March, 2019

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services

Note: Note dated September 1, 2015 in the original principal amount of \$139,030.00

Deed of Trust

Date: September 1, 2015

Grantor: Adrian A. Sanchez and Marjorie D. Garcia

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. 20153028, and corrected in Correction Affidavit as to Deed of Trust, filed for record in Clerk's File No. 20160560, of the Official Public Records of Real Property of Limestone County, Texas

Property: Being 3.049 acres of land in the A. Varela Survey, A-29, being Tract Twenty-Three (23) of Daniel Todd Land Company, LLC, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Plat No. 329-330 of Map and Plat record of Limestone County, Texas.

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): April 2, 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

3-11-19

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Filed for Record in:
Limestone County

On: Mar 11, 2019 at 03:36P

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.

Mar 11, 2019

Kerrie Cobb, County Clerk
Limestone County