

Notice of Substitute Trustee's Sale

AT 11:10 O'CLOCK AM
OCT 15 2018
KARREN WINTER, COUNTY CLERK
ARCHER COUNTY, TEXAS

Date: October 15, 2018

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated April 23, 2012 in the original principal amount of \$72,001.00

Deed of Trust

Date: April 23, 2012
Grantor: Beverly Stephens, Jeremy Tedrow and Jody Freeman
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. 130804, Volume 747, Page 750, of the Official Public Records of Real Property of Archer County, Texas
Property: LOTS FOURTEEN (14) AND FIFTEEN (15), BLOCK NUMBER TEN (10), ORIGINAL TOWN MEGARGEL, AN ADDITION TO THE CITY OF MEGARGEL, ARCHER COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 66, PAGE 169, ARCHER COUNTY DEED RECORDS.

Substitute Trustee's Name: Brent A. Lane, Lynne Holiday or Jerry Tiemann, any to act
Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Archer
Date of Sale (first Tuesday of month): December 4, 2018
Time of Sale: 10:00 am - 1:00 pm

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, Lynne Holiday or Jerry Tiemann, 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: Lynne Holiday
Brent A. Lane, Lynne Holiday or Jerry Tiemann, any to act

Law Office of Beard & Lane, P.C. - (281) 897-8848