

JAN 10 2019

TRACY SMITH, COUNTY CLERK
BY: _____ DEPUTY

Notice of Substitute Trustee's Sale

Date: January 10, ~~2018~~ 2019
Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated April 24, 2015 in the original principal amount of \$141,685.00

Deed of Trust

Date: April 24, 2015
Grantor: Meredith M. Kuykendall and Jeffrey R. Kuykendall
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. 2015-2146, Voume 925, Page 1, of the Official Public Records of Real Property of Hopkins County, Texas

Property: BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE HAYDEN ARNOLD SURVEY, ABSTRACT NO. 6, HOPKINS COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF THAT CERTAIN 901.78 ACRE TRACT OF LAND CONVEYED FROM FRED JISHA ET UX TO GLADE CREEK PARTNERS, BY WARRANTY DEED, AS RECORDED IN VOLUME 860, PAGE 409, OFFICIAL PUBLIC RECORDS, HOPKINS 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, Harriett Fletcher, Robert LaMont, David Sims, 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: Hopkins
Date of Sale (first Tuesday of month): February 5, 2019
Time of Sale: 1:00 p.m. - 4:00 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, Harriett Fletcher, Robert LaMont, David Sims, 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: Kelly Goddard
Brent A. Lane, Harriett Fletcher, Robert LaMont, David Sims, Allan Johnston, Ronnie Hubbard or Kelly Goddard, any to act

Exhibit "A"
LEGAL DESCRIPTION

2015 BK VOL PG
2144 OP 925 23

Being a lot, tract, or parcel of land situated in the Hayden Arnold Survey, Abstract No. 6, Hopkins County, Texas, and being part of the remainder of that certain 901.78 acre tract of land conveyed from Fred Jisha et ux to Glade Creek Partners, by Warranty Deed, as recorded in Volume 860, Page 409, Official Public Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marked (Landmark) at an ell corner of the remainder of said 901.78 acre tract, and the Southwest corner of a 16.733 acre tract of land conveyed to Bryant Fisher et ux, by deed recorded in Volume 63, Page 421, Real Property Records, Hopkins County, Texas, said point lying on the South side of County Road No. 1441, from said point, a 1/2 inch iron rod found marked (CBG INC) at a Northeast corner of the remainder of said 901.78 acre tract, and the Northwest corner of said 16.733 acre tract, bears North 01 Degrees 39 Minutes 17 Seconds West, a distance of 1,346.74 feet;

THENCE, South 71 Degrees 55 Minutes 10 Seconds East, along a North line of the remainder of said 901.78 acre tract, the South line of said 16.733 acre tract, and the South side of said County Road No. 1441, passing at a distance of 63.07 feet, a 1/2 inch iron rod set marked (CBG INC), and continuing the same course along a North line of the remainder of said 901.78 acre tract, the South of said 16.733 acre tract, and the South side of said County Road No. 1441 in all a total distance of 173.07 feet to a point for corner in a North line of the remainder of said 901.78 acre tract, in the South line of said 16.733 acre tract, and in said County Road No. 1441, from said point, a point for corner at a Northeast corner of the remainder of said 901.78 acre tract, bears South 71 Degrees 55 Minutes 10 Seconds East, a distance of 40.00 feet, and a 1/2 inch iron rod set marked (CBG INC), bears South 35 Degrees 40 Minutes 01 Seconds West, a distance of 20.00 feet;

THENCE, South 35 Degrees 40 Minutes 01 Seconds West a distance of 524.51 feet to a 1/2 inch iron rod set marked (CBG INC) for corner, from said point, a 1/2 inch iron rod found marked (CBG INC) at an ell corner of the remainder of said 901.78 acre tract, and the Southwest corner of said 2.00 acre tract, bears North 71 Degrees 55 Minutes 10 Seconds West, a distance of 198.48 feet;

THENCE, North 71 Degrees 55 Minutes 10 Seconds West, a distance of 452.25 feet to a 1/2 inch iron rod set marked (CBG INC) for corner;

THENCE, North 59 Degrees 16 Minutes 39 Seconds East, a distance of 664.49 feet to the POINT OF BEGINNING and CONTAINING 156,330 square feet or 3.59 acres of land.