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FILED
HILL COUNTY CLERK
HILL COUNTY, TEXAS
2015 MAR 16 11:11:51

Notice of Substitute Trustee's Sale

Date: MAR 16 2015, 2015
Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated November 20, 2012 in the original principal amount of \$144,925.00

Deed of Trust

Date: November 20, 2012
Grantor: Shanda Smalley and Kristopher Smalley
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. 00055378, Volume 1735, Page 356, of the Official Public Records of Real Property of Hill County, Texas
Property: BEING a tract of land situated in the Lewis A. Reynolds Survey, Abstract No. 751, Hill County, Texas, and being that tract as described in deed to Kristopher Smalley and Shanda Latimer recorded in Volume 1576, Page 627, Deed Records, Hill County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part of hereof.

Substitute Trustee's Name: Brent A. Lane, Tim Lewis, Kelly Goddard, Darian Goddard or David Garvin, any to act

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

County: Hill
Date of Sale (first Tuesday of month): April 7, 2015
Time of Sale: 1:00 pm - 4:00 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, Tim Lewis, Kelly Goddard, Darian Goddard or David Garvin, 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.

Kelly Goddard

By: _____
Brent A. Lane, Tim Lewis, Kelly Goddard, Darian Goddard or David Garvin, any to act

PREPARED IN THE OFFICE OF:
Law Office of Beard & Lane, P.C.
12841 Jones Road, Suite 100
Houston, Texas 77070
Telephone: (281) 897-8848
Email: brent@beardlane.com

Exhibit A

Johnson Land Surveyors

4549 Selkirk Drive
Fort Worth, Texas 76109

Phone: (817) 923-9915
Fax: (817) 923-8995

WAYNE JOHNSON, RPLS

PROPERTY DESCRIPTION

1161 FM 67
W.O. NO. 09-268

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BEING a tract of land situated in the Lewis A. Reynolds Survey, Abstract No. 751, Hill County, Texas, and being that tract as described in deed to Kristopher Smalley and Shanda Latimer recorded in Volume 1576, Page 627, Deed Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:


BEGINNING at a 1/2 inch iron rod X for corner on the northwesterly line of FM 67 for the most southerly corner of said Smalley and Latimer tract;

THENCE North 28 degrees 48 minutes 40 seconds West a distance of 1143.67 feet to a 5/8 inch iron rod found;

THENCE North 61 degrees 11 minutes 20 seconds East a distance of 365.15 feet to a 1/2 inch iron rod found;

THENCE South 28 degrees 48 minutes 40 seconds East a distance of 1143.67 feet to a 1/2 inch iron rod found on the aforementioned line of FM 67;

THENCE South 61 degrees 11 minutes 20 seconds West, along said line, a distance of 365.15 feet to the POINT OF BEGINNING and containing 9.587 acres of land.


Wayne Johnson 10-27-09

