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FEB 13 2017

Notice of Substitute Trustee's Sale

Date: 2-13, 2017
Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated November 4, 2008 in the original principal amount of \$133,910.00
JC Perales, Co. Clerk, Jim Wells Co, Texas Deputy

Deed of Trust

Date: November 4, 2008
Grantor: Ricardo Garcia, Jr., Richard M. Garcia and Bonita Salazar
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. 395222, Volume 1050, Page 753, of the Official Public Records of Real Property of Jim Wells County, Texas
Property: LOT EIGHTY-SIX (86), OF THE OWL RANCH SUBDIVISION, UNIT 3, A SUBDIVISION IN JIM WELLS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 6, PAGE 54, MAP RECORDS, JIM WELLS COUNTY, TEXAS.

Substitute Trustee's Name: Brent A. Lane, Robert Steed, Sandra Mendoza, Arnold Mendoza, W.D. Larew or Leslye Evans, any to act
Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Jim Wells
Date of Sale (first Tuesday of month): April 4, 2017
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, Robert Steed, Sandra Mendoza, Arnold Mendoza, W.D. Larew or Leslye Evans, 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: [Signature]
Brent A. Lane, Robert Steed, Sandra Mendoza, Arnold Mendoza, W.D. Larew or Leslye Evans, any to act