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Notice of Substitute Trustee's Sale

APR 10 2017

JC Perez, Co. Clk, Jim Wells Co., Texas
By [Signature] Deputy

Date: April 10, 2017

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services

Note: Note dated September 11, 2009 in the original principal amount of \$156,658.00

Deed of Trust

Date: September 11, 2009

Grantor: Oscar R. Garcia, Jr. and Rita M. 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. 400978, Volume 1078, Page 333, of the Official Public Records of Real Property of Jim Wells County, Texas

Property: LOT 11, BLOCK 1 OF THE J.W. OWENS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 1, 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): June 6, 2017

Time of Sale: 10:00 a.m. - 1:00 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, 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