

Notice of Substitute Trustee's Sale

Date: February 7, 2018

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated March 3, 2010 in the original principal amount of \$154,677.00

Deed of Trust

Date: March 3, 2010
Grantor: Jerry Clark Moore and Beverly Taylor Moore
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. 2010001154, of the Official Public Records of Real Property of Cass County, Texas
Property: A 10.000 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ENOCH B. KNIGHT SURVEY, ABSTRACT NO. 626 CASS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 57.2 ACRE TRACT OF LAND CONVEYED TO JERRY CLARK MOORE AND BEVERLY TAYLOR MOORE AND RECORDED IN INSTRUMENT #2010000062 OF THE OFFICIAL RECORDS OF CASS 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, David Sims, Robert LaMont, Sheryl LaMont, 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: Cass
Date of Sale (first Tuesday of month): March 5, 2019
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, David Sims, Robert LaMont, Sheryl LaMont, 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, David Sims, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, or Kelly Goddard, any to act

FILED FOR RECORD
2019 FEB -7 PM 12: 21
AMY L. VARNELL
CASS COUNTY CLERK

**EXHIBIT "A"**

**A 10.000 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ENOCH B. KNIGHT SURVEY, ABSTRACT NO. 626 CASS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 57.2 ACRE TRACT OF LAND CONVEYED TO JERRY CLARK MOORE AND BEVERLY TAYLOR MOORE AND RECORDED IN INSTRUMENT #2010000062 OF THE OFFICIAL RECORDS, CASS COUNTY, TEXAS. SAID 10.000ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:**

**NOTE: the cast line of said 57.2-acre tract of was used for the bearing basis herein.**

**Beginning at 1/2-inch iron rod found in the margin right-of-way line of C.R. 2855 and the southeast corner of said 57.2 acre tract;**

**Thence S 88° 34' 35" W along the north margin of C.R. 2855 a distance of 500.00 feet to a capped 1/2-inch iron rod set for the southwest corner hereof,**

**Thence N 00° 00' 00" W departing the north margin of C.R. 2855, over and across said 57.2-acre tract a distance of 871.20 feet to a capped 1/2-inch iron rod set for the northwest corner hereof;**

**Thence N 88° 34' 35" E continuing over and across said 57.2 acre tract a distance of 500.00 feet to a 1/2-inch iron rod set in the cast line of said 57.2 acre tract as fenced and occupied on the ground and the northeast corner hereof**

**Thence S 00° 00' 00" E with the east line of said 57.2 acre tract as fenced and occupied on the ground a distance of 871.20 feet to the Point of Beginning, having an area of 10.000 acres, more or less.**