

Notice of Substitute Trustee's Sale

JUN 15 2015

**GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY S.M.N. DEPUTY**

Date: June 11, 2015
Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated April 12, 2013 in the original principal amount of \$102,705.00

Deed of Trust

Date: April 12, 2013
Grantor: Carlos Puerta and Jayla Puerta
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. 2013-02273, of the Official Public Records of Real Property of Erath County, Texas
Property: ALL THAT CERTAIN LOT 5, BLOCK 1, WILDHORSE SUBDIVISION, AN ADDITION TO ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 355B, PLAT RECORDS OF ERATH COUNTY, TEXAS.

Substitute Trustee's Name: Brent A. Lane, Linda J. Reppert, Howard Whitney, Kelly Goodard, or Angela Lewis, any to act

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

County: Erath
Date of Sale (first Tuesday of month): July 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, Linda J. Reppert, Howard Whitney, Kelly Goodard, or Angela Lewis, 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: *Brent A. Lane Linda J. Reppert*
Brent A. Lane, Linda J. Reppert, Howard Whitney, Kelly Goodard, or Angela Lewis, 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