

Notice of Substitute Trustee's Sale

Date: October 27, 2017

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated June 27, 2015 in the original principal amount of \$156,316.00

Deed of Trust

Date: June 27, 2015
Grantor: Ronald C. Young
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Volume 1259, Page 495, of the Official Public Records of Real Property of Milam County, Texas
Property: BEING A 5.477 ACRE TRACT OF LAND SITUATED IN THE MIGUEL DAVILLA SURVEY, ABSTRACT NO. 13, MILAM COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN CALLED 5.468 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1125, PAGE 758 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, AND BEING CALLED A PART OF LOT 8 OF THE STIGALL SUBDIVISION (UNRECORDED) 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, Richard H. Hester, Randy Jennings, David Garvin or Kelly Goddard, any to act

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

County: Milam
Date of Sale (first Tuesday of month): January 2, 2018
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, Richard H. Hester, Randy Jennings, David Garvin 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: David Garvin
Brent A. Lane, Richard H. Hester, Randy Jennings, David Garvin or Kelly Goddard, any to act

Received 27th day of October
in 2017, At 2:25PM.
BARBARA VANSA
County Clerk, Milam County, Texas
By: Jennifer Northcott
Deputy

STATE OF TEXAS
COUNTY OF MILAM

5,477 ACRES
MIGUEL BAYVILLA SURVEY, A-13

BEING A 5,477 ACRE TRACT OF LAND SITUATED IN THE VIRGIE BAYVILLA SURVEY, ABSTRACT NO. 13, MILAM COUNTY, TEXAS, SAID BEING ALL THAT CERTAIN CALLED 5,468 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1125, PAGE 728 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS AND BEING CALLED A PART OF LOT 8 OF THE STEVALL SUBDIVISION (UNRECORDED), AND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at a corner fence post at the northwest corner of said 5,477 acre tract; for the northwest corner of the land described tract of land, same being at a common northwest corner of that called 10.11 acre tract conveyed to Bobby Dal St. Clair by deed recorded in Volume 506, Page 737 of the Milam County Official Records, and being in the east line of Milam County Road No. 402, a well-known public right-of-way;

THENCE North 87°24'39" East (N 89°17'00" E Record) along the meanders of a wire fence and the common line of said St. Clair 30.11 acres, a distance of 787.28 feet (786.74' Record) to a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being at a common northwest corner of that called 8.41 acre tract conveyed to Gilbert Luna, Barbara & Virginia Pickard by deed recorded in Volume 622, Page 312 of the Milam County Official Records;

THENCE South 87°25'24" East (S 00°08'24" E Record) along the common line of said Barbara 8.41 acres, a distance of 239.13 feet (239.00' Record) to a 1/2" iron rod found for the second southeast corner of the herein described tract of land, same being a common northwest corner of that called 11.02 acre tract conveyed to Elizabeth Devilla & Juan Grand by deed recorded in Volume 1235, Page 791 of the Milam County Official Records, and from which a 1/2" iron rod found for an interior corner of said Barbara 8.41 acres and an second southeast corner of said Devilla & Grand 8.41 acres being, South 03° East, a distance of 29.9 feet.

THENCE along the common line of said Devilla & Grand 8.41 acres, the following courses and distances numbered (1) through (3):

- 1) North 87°33'16" West (N 87°35'09" W Record), a distance of 523.81 feet (521.29' Record) to an 8" cedar fence post called fix corner;
- 2) South 22°46'49" West (S 23°19'49" W Record), with the meanders of a wire fence, a distance of 163.69 feet (163.70' Record) to a 1/2" iron rod found at a corner fence post;
- 3) South 78°10'24" West (S 80°05'12" W Record), continuing with the meanders of a wire fence, a distance of 281.54 feet (283.09' Record) to an 8" cedar fence post called fix the southeast corner of the herein described tract of land and the common southeast corner of said Devilla & Grand 8.41 acres, same being in the east line of the known Milam County Road No. 402.

THENCE North 06°52'13" West (N 06°52'13" W Record) along the common line of said Milam County Road No. 402, a distance of 389.87 feet (389.24' Record) to the POINT OF BEGINNING and CONTAINING 5,477 ACRES OF LAND.