

Doc# 2017870704  
# Pages 1  
11/30/2017 9:40AM  
Official Records of  
NUECES COUNTY  
KARA SANDS  
COUNTY CLERK  
Fees \$8.00

**Notice of Substitute Trustee's Sale**

**Date:** Nov. 30, 2017

**Mortgagee:** Southwest Stage Funding, LLC dba Cascade Financial Services

**Note:** Note dated March 16, 2010 in the original principal amount of \$96,519.00

**Deed of Trust**

**Date:** March 16, 2010

**Grantor:** Salvador Castaneda and Elsa Castaneda

**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. 2010010343, of the Official Public Records of Real Property of Nueces County, Texas

**Property:** LOT TWELVE (12), BLOCK ONE (1), SWEET WATER ESTATES, A SUBDIVISION IN NUECES COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 60, PAGE 200, MAP RECORDS OF NUECES COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

**Substitute Trustee's Name:** Brent A. Lane, Vicki Hammonds, Leslye Evans, Arnold Mendoza or W.D. Larew, any to act

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

**County:** Nueces

**Date of Sale (first Tuesday of month):** February 6, 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, Vicki Hammonds, Leslye Evans, Arnold Mendoza or W.D. Larew, 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, Vicki Hammonds, Leslye Evans, Arnold Mendoza  
or W.D. Larew, any to act