

FILED

Notice of Substitute Trustee's Sale

Date: FEB 11 2019, ~~2018~~

2019 FEB 11 PM 1:26

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated August 6, 2009 in the original principal amount of \$95,243.00

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Deed of Trust

Date: August 6, 2009
Grantor: Linda J. Urbanski and Gary W. Urbanski
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. 200900234845, of the Official Public Records of Real Property of Dallas County, Texas
Property: LOT 38, BLOCK C, REPLAT OF FAWN MEADOWS, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84144, PAGE 4821, MAP RECORDS, DALLAS COUNTY, TEXAS.

Substitute Trustee's Name: Brent A. Lane, David Garvin, Jack Beckman, Kelly Goddard or Michelle Schwartz, any to act

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

County: Dallas
Date of Sale (first Tuesday of month): March 5, 2019
Time of Sale: 11:00 a.m. - 2:00 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 Garvin, Jack Beckman, Kelly Goddard or Michelle Schwartz, 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, David Garvin, Jack Beckman, Kelly Goddard or Michelle Schwartz, any to act

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2019 FEB 12 PM 2:58

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about March 13, 2018, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by John Strong, Jr., the present owner of said real property, to HOA of Highland Meadows, Inc. (the "Association"); and

WHEREAS, the said John Strong, Jr. has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, March 5, 2019, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 20, Block F, of Highland Meadows Phase I, an addition to the City of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Volume 2005138, Page 181, map records, Dallas County, Texas (3007 Glenrose Drive)

WITNESS my hand this 12 day of February, 2019

HOA OF HIGHLAND MEADOWS, INC.

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 12 day of February, 2019, at the Dallas County Courthouse in Dallas, Texas.

[Signature]