

F20220007

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

TERRY County

Deed of Trust Dated: May 8, 2019

Amount: \$159,065.00

Grantor(s): KATHERINE L RODRIGUEZ and MIGUEL A RAMIREZ

Original Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

Current Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

Mortgagee Address: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 277619

Legal Description: SEE EXHIBIT "A"

Date of Sale: June 7, 2022 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the TERRY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

RONALD BYRD OR RAMIRO CUEVAS, JULIAN PERRINE, CARY CORENBLUM, KEVIN KEY OR JAY JACOBS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



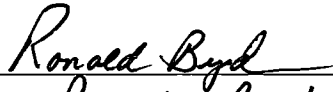
Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2022-001035



Printed Name: Ronald Byrd

c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC

3220 El Camino Real 1st Floor

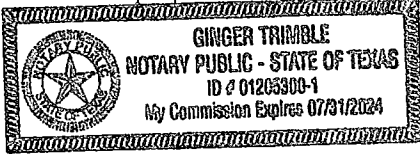
Irvine, CA 92602

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STATE OF TEXAS

COUNTY OF ~~TERRY~~ PARMER

Before me, the undersigned authority, on this 8 day of April 2022, personally appeared Ronald Byrd, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Ginger Trimble

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2022-001035

TERRY COUNTY, TEXAS
INST NO: 277619 VOL: 0938 PG: 0552

Date: May 08, 2019
MIN: 1000922-1400257196-0

Loan Number: 1400257196
Case Number: 494-4732822-703

EXHIBIT "A"

LEGAL DESCRIPTION

Lot Thirteen (13) of the Meadow Development Addition to the City of Meadow, Terry County, Texas.

Parcel ID: R16663

Commonly Known As: 203 North Ranfro St, Meadow, Texas 79345

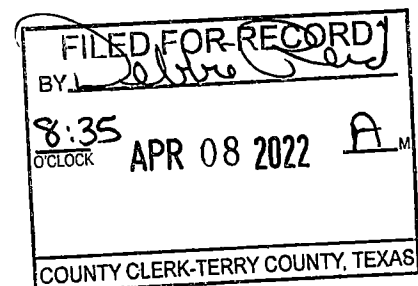
THE STATE OF TEXAS COUNTY OF TERRY
I hereby certify that this instrument was
filed on the date and time stamped herein by
Terry County Clerk Office and was duly recorded
in the volume and page of the named records of

TERRY COUNTY
OFFICIAL PUBLIC RECORD

Any provision herein which purports to restrict the sale,
rental, or use of the described Real Property
because of color or race is invalid and
unenforceable under federal law.

Hon. Kim Carter, County Clerk
Terry County, Texas

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Time Filed : 4:12 PM



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