




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2022-0021 RECORDED DATE: 06/02/2022 09:18:59 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 840490 - 1 Doc(s) Document Page Count: 2 Operator Id: JSalazar	
RETURN TO: () BYRD REALTY	SUBMITTED BY: BYRD REALTY	
DOCUMENT # : FC-2022-0021 RECORDED DATE: 06/02/2022 09:18:59 AM		
I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.		
	 Jennifer Palermo Hockley County Clerk	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: 1.32 ACRES LOCATED IN LABOR TWENTY-FIVE (25), LEAGUE SEVEN HUNDRED THIRTY-FOUR (734), STATE CAPITOL LANDS, HOCKLEY COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE WEST/LINE OF LABOR 25 FOR THE NORTHWEST CORNER OF THIS TRACT, SOUTH 0 DEGREES 46 MINUTES 05 SECONDS WEST, A DISTANCE OF 780.99 FEET FROM THE NORTHWEST CORNER OF LABOR 25; THENCE SOUTH 89 DEGREES 12 MINUTES 15 SECONDS EAST, AT 100 FEET PASS THE EAST/LINE OF US HIGHWAY 385, IN ALL A TOTAL DISTANCE OF 627.28 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 0 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 86.94 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE NORTH 89 DEGREES 12 MINUTES 15 SECONDS WEST A DISTANCE OF 319.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE SOUTH 0 DEGREES 46 MINUTES 15 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT; THENCE NORTH 89 DEGREES 12 MINUTES 15 SECONDS WEST, AT 208 FEET PASS THE EAST/LINE OF US HIGHWAY 385, IN ALL A TOTAL DISTANCE OF 308.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 0 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 96.94 FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/11/2019 and recorded in Book 1112 Page 486 real property records of Hockley County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 07/05/2022

Time: 01:00 PM

Place: Hockley County, Texas at the following location: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

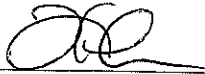
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by NANCY MENDOZA AND OSCAR MARCHAN, provides that it secures the payment of the indebtedness in the original principal amount of \$186,558.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Cardinal Financial Company, Limited Partnership is the current mortgagee of the note and deed of trust and CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is mortgage servicer. A servicing agreement between the mortgagee, whose address is Cardinal Financial Company, Limited Partnership c/o CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.





Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
✓ Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Bali, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

I am Ronald Byrd ^{Certificate of Posting} whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-2-11 I filed this Notice of Foreclosure Sale at the office of the Hockley County Clerk and caused it to be posted at the location directed by the Hockley County Commissioners Court.