

AT 4:30 FILED O'CLOCK P M

FEB 25 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CORYELL County

Deed of Trust Dated: May 28, 2019

Amount: \$460,132.00

Grantor(s): MICHAEL S BERTRANG and TARA M BERTRANG

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. 316768

Legal Description: SEE EXHIBIT A

Jennifer T. Deaton
COUNTY CLERK, CORYELL CO., TEXAS

Date of Sale: April 5, 2022 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CORYELL 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.

AARTI PATEL OR KRISTOPHER HOLUB, AMY ORTIZ, DYLAN RUIZ, VIOLET RUIZ, BEATRICE SANCHEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATHEW HANSEN, THOMAS GILBRAITH, C JACON SPENCE, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, STEPHEN RAWLINGS, JIMMY CARROLL BREWER, MICHELLE SCHWARTZ, MEGHAN LAMONTE, JANET PINDER OR KATHY ARRINGTON 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 Alan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2022-000377



c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain tract or parcel of land located partially within the city limits of Evant, Coryell County, Texas out of the E. C. Glover Survey Abstract No. 397 and being the land conveyed to Buford Lackey by deed recorded in the Deed Records of Coryell County, Texas, Document No. 274468, undivided 1/2nd interest in Tracts One, Two, Three and Four (Note: Tracts Three and Four are a part of Tract One), same being more particularly described by metes and bounds as follows; to wit:

BEGINNING at a 4 42" dia. pipe fence corner post in the east margin of Langford Cove Road at the occupied southwest corner of said Lackey Tract One.

THENCE South 17 deg. 01 min. 19 sec. West along the fenced east line of said road and the occupied west line of said Lackey Tract Two, a distance of 305.22 feet to a 5" dia. pipe fence corner post for an apparent ell corner in said Lackey Tract Two and also being the occupied northwest corner of a tract of land conveyed to J. R. Lane by deed recorded in Volume 117, Page 592 (D.R.C.C.T.).

THENCE South 70 deg. 49 min. 02 sec. East along the occupied or fenced north line of said Lane Tract, a distance of 234.67 feet to a 5/8" dia. capped iron pin set for the occupied northeast corner of same and being at the northeast corner of an old rock building.

THENCE South 13 deg. 29 min. 21 sec. West along the occupied or fenced east line of said Lane Tract, a distance of 181.74 feet to a 42" dia. pipe fence corner post for the occupied southeast corner of same, the occupied south line of said Lackey Tract Two and also being in the north line of a so-called 4.87 acres tract of land conveyed to Bobby O'Neill et ux, by deed recorded in the (D.R.C.C.T.) Document No. 150552. From which a 5" dia. pipe fence corner at the northwest corner of said O'Neill Tract and the occupied southwest corner of said Lane Tract, bears N71-21-03W 244.82.

THENCE South 71 deg. 21 min. 03 sec. East along the north line of said O'Neill Tract and the occupied south line of said Lackey Tract Two, a distance of 526.15 feet to a 42" dia. pipe fence corner post for the northeast corner of said O'Neill Tract, the occupied southeast corner of said Lackey Tract Two, the occupied east line of said Glover Survey and also being in the occupied or fenced west line of Tracts 3 and 4 conveyed to Anita Purcell, Trustee, by deed recorded in the (D.R.C.C.T.) Document No. 291998.

THENCE North 18 deg. 35 min. 31 sec. East along the occupied or fenced east lines of said Lackey Tract Two and One, the occupied east line of said Glover Survey and the occupied west lines of said Purcell Tracts 3, 4 and 1, a distance of 1114.91 feet to a 42" dia. pipe fence corner post for the occupied northeast corner of said Lackey Tract One and also being the occupied southeast corner of a tract of land conveyed to the Evant Independent School District, by deed recorded in Volume 135, Page 405 (D.R.C.C.T.).

THENCE North 73 deg. 06 min. 14 sec. West along the north line of said Lackey Tract One, the south line of said EISD Tract and being partially along a fence, at 331.74 feet pass a 4 Y2" dia. pipe fence corner post on the east side of a pond, at 495.26 feet pass a lone 2" dia. pipe post on the west side of said pond near the southwest corner of said EISD Tract, same being near the southeast corner of another EISD Tract and referenced in deeds recorded in Volume 54, Page 493 and Volume 94, Page 143 (D.R.C.C.T.) and in all a distance of 801.49 feet (Lackey Tract One deed call N72-28-30W 799.4") to a 5/8" dia. capped iron pin set in the fenced east line of said road for the northwest corner of said Lackey Tract One.