

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: BEING 54.5 FEET BY 100 FEET OUT OF BLOCK -F/1 IN THE CITY OF EASTLAND, EASTLAND COUNTY, TEXAS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST BOUNDARY LINE OF LAMAR STREET AND IN THE WEST BOUNDARY LINE OF BLOCK -F/1, 163.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK -F/1;
THENCE NORTH 54.5 FEET;
THENCE EAST 100 FEET;
THENCE SOUTH 54.5 FEET;
THENCE WEST 100 FEET TO THE PLACE OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/23/2020 and recorded in Document 2021-000838 real property records of Eastland County, Texas.

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

Date: 07/05/2023

Time: 01:00 PM

Place: Eastland County, Texas at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND 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.

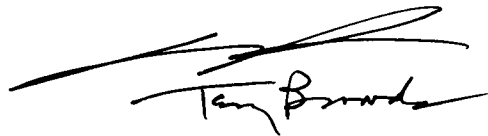
5. Obligations Secured. The Deed of Trust executed by ROBERT LAMBERT, provides that it secures the payment of the indebtedness in the original principal amount of \$189,150.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 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 Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254



Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

RECEIVED 9:39 A
CATHY JENTHO, COUNTY CLERK

MAY 04 2023

EASTLAND COUNTY, TEXAS
By _____ Deputy

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1. Property to Be Sold. The property to be sold is described as follows: LEGAL DESCRIPTION OF LAND: BEING 41.31 ACRES OF OF THE J.A.E. TRADER SURVEY, ABSTRACT NO. 542 OF THE NORTHEAST 1/2 OF SECTION 8, DEAF AND DUMB ASYLUM LANDS, EASTLAND COUNTY, TEXAS AND BEING THAT CERTAIN TRACT CONVEYED TO DONNA SYDOW BY DEED RECORDED IN DOCUMENT NO. 2015-000414, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 412 AND COUNTY ROAD 355, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRADER SURVEY, FROM WHICH 3/4 INCH PIPE, FOUND IN PLACE, BEARS S. 34 DEGREES 56 MINUTES 54 SECONDS 3 A DISTANCE OF 34.55 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE N 89 DEGREES 45 MINUTES 11 SECONDS W ALONG AND WITH THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 412, A DISTANCE OF 1458.98 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO SHAWN K. WILLIAMSON BY DEED RECORDED IN VOLUME 2592, PAGE 134, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 01 DEGREE 34 MINUTES 34 SECONDS E, ALONG AND WITH THE EAST LINE OF SAID WILLIAMSON TRACT (VOLUME 2592, PAGE 134), AT 20.96 FEET A 1/2 INCH IRON ROD, FOUND IN PLACE, ON THE NORTH LINE OF SAID COUNTY ROAD 412, TOTAL DISTANCE OF 1393.20 FEET TO A RAILROAD TIE FENCE CORNER OF THAT CERTAIN TRACT CONVEYED TO SHAWN WILLIAMSON AND MELISSA WILLIAMSON BY DEED RECORDED IN DOCUMENT NO. 2014-001084, OFFICIAL PUBLIC RECORDS OF EASTSLAND COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD, FOUND IN PLACE, FOR REFERENCE BEARS N 78 DEGREES 26 MINUTES 48 SECONDS W, A DISTANCE OF 1.08 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S 78 DEGREES 26 MINUTES 48 SECONDS E GENERALLY ALONG AN EXISTING FENCE AND ALONG AND WITH THE SOUTH LINE OF SAID WILLIAMSON TRACT (DOCUMENT NO. 2014-001084), AT 1412.42 FEET TO A 1/2 INCH IRON ROD WITH CAP, FOUND IN PLACE, ON THE WEST LINE OF SAID COUNTY ROAD 355, A TOTAL DISTANCE OF 1443.00 FEET TO A POINT IN SAID COUNTY ROAD 355, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WILLIAMSON TRACT (DOCUMENT 2014-001084) AND BEING ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO SHAWN K. WILLIAMSON BY DEED RECORDED IN VOLUME 2375, PAGE 13, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE NORTHEASTS CORNER OF THIS TRACT; THENCE S 00 DEGREES 21 MINUTES 19 SECONDS E, ALONG AND WITH THE WEST LIEN OF SAID WILLIAMSON TRACT (VOLUME 2375, PAGE 13) AND ALONG AND WITH THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 355, A DISTANCE OF 1109.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 41.31 ACRES OF WHICH 1.65 ACRES LIEN WITHIN THE COUNTY ROAD.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/23/2020 and recorded in Document 2020-003431 real property records of Eastland County, Texas.

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

Date: 07/05/2023

Time: 01:00 PM

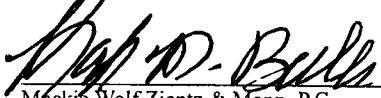
Place: Eastland County, Texas at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 DAMON LON HINE, provides that it secures the payment of the indebtedness in the original principal amount of \$265,161.00, 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.

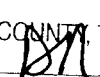
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Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney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



RECEIVED 9:39 A
CATHY JENTHO, COUNTY CLERK

MAY 04 2023

EASTLAND COUNTY, TEXAS
By  Deputy

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.L.C, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.