

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

HILL County

Deed of Trust Dated: June 25, 2018

Amount: \$274,829.00

Grantor(s): JAMES W DUNBAR and MARCI J DUNBAR

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. 00097239 and Correction Affidavit filed 09/03/2019 Under File No. 00107121

Legal Description: SEE EXHIBIT "A"

Date of Sale: January 7, 2020 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

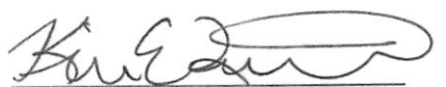
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the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

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, SHAWN SCHILLER, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, DANA KAMIN, ANGIE USELTON, KRISTOPHER HOLUB, RONDA TYLER 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.

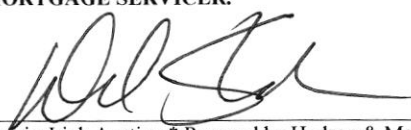
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2019-004364



c/o ServicerLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1<sup>st</sup> Floor  
Irvine, CA 92602

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2019 OCT 24 P 12:42

## EXHIBIT "A"

### LEGAL DESCRIPTION

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the William Francis Survey A-286 in Hill County, Texas and being a part of that certain "Tract One, First Tract" described in a deed from Roger B. Letz et ux, Betty Jo Letz to J. E. Gates et ux, Georgia Gates recorded in Volume 534, Page 136 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from Joris E. Gates et ux, Georgia D. Gates to Rufus T. Sanderlin and Lucy E. Sanderlin recorded in Volume 754, Page 276 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at a 518" iron rod found in the north line of that certain 29.7 acre tract described in a deed to Stephen W. Chupik recorded in Volume 1195, Page 516 of the Official Public Records of Hill County for the southwest corner of that certain 400.33 acre tract described in a deed to the United States of America (Lake Aquilla, Tract #101) recorded in Volume 651, Page 45 of the deed records of Hill County and for the southeast corner of this:

THENCE with the north line of said Chupik tract, with the south line of said 30.00 acre tract, and generally along a fence, S58°48'41"W 96.10 feet to a 1/2" iron rod found for the southeast corner of that certain 14.438 acre tract described in a deed to Alton William Theiss recorded in Volume 1886, Page 131 of the Official Public Records of Hill County and for the southwest corner of this;

THENCE N30°39'46"W 1384.87 feet to a 1/2" iron rod found at the intersection of the west line of said Sanderlin tract with the south line of F. M. Highway 310 and with the south line of that certain tract described in a deed to the United States of America recorded in Volume 558, Page 253 for the northeast corner of said Theiss tract;

THENCE N31°47'58"W 79.36 feet to a 1/2" iron rod found in the north line of said Francis Survey, in the south line of the Thomas J. Jordan Survey A-467, in the north line of said Gates tract, and in the north line of said United States of America tract for the northwest corner of this;

THENCE with said survey line and generally along the center of an old road, N59°23'43"E 499.69 feet to a 1/2" iron rod set for the northwest corner of said 400.33 acre tract, for the northeast corner of said United States of America tract described in Volume 558, Page 253, and for the northeast corner of this;

THENCE with the west line of said 400.33 acre tract, S15°36'59"E 209.21 feet

to Corps monument #101-3 (disc missing) found at a fence corner in the south line of F. M. Highway 310 for the southeast corner of said United States of America tract described in Volume 558, Page 253;

THENCE generally along an old fence line, S15°14'41"E 1307.85 feet to the place of beginning, containing 10.003 acres of land, of which 1.459 acres lies in a permanent easement for road purposes, leaving a net of 8.544 acres of land.