

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2024 APR 15 PM 1:57

DALLAS County  
 Deed of Trust Dated: September 27, 2021  
 Amount: \$216,015.00  
 Grantor(s): ABIGAIL GARCIA  
 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. 202100289970  
 Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

JOHN F. WARREN  
 COUNTY CLERK  
 DALLAS COUNTY  
 DEPUTY

Date of Sale: June 4, 2024 between the hours of 11:00A M and 200 PM.

Earliest Time Sale Will Begin: 11:00A M

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

JOHN BEAZLEY OR LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, MICHELLE SCHWARTZ, GUY WIGGS, TIM LEWIS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, JOHN PHILLIP MARQUEZ, JANET PINDER, JAMIE DWORSKY, BRANDY BACON, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN 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 Alon Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2023-003867

Printed Name:

JOHN PHILLIP MARQUEZ

c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Being Lot 42, of Kissel's Elam Park Addition an unrecorded Addition, situated in the G.W. Grover Survey, Abstract No. 525, Dallas County, Texas, same being that tract of land conveyed to B.R. Long and wife, Valerie J. Long, by deed recorded in Volume 88058, Page 1814, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Fanchon A. Smith, a single person, by deed recorded in Document no. 2021-202100010786, Official Public Records, Dallas County, Texas, same being along the south line of Elam Circle (public right-of-way);

THENCE North 89 degrees 59 minutes 41 seconds East, along said South line of aforementioned Elam Circle, a distance of 70.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Brenda Sue Gulloud, by deed recorded in Document No. 201300363451, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found for witness bears North 87 degrees 28 minutes 51 seconds East, a distance of 2.41 feet;

THENCE South 00 degree 43 minutes 13 seconds east, along the West line of aforementioned Gulloud tract, a distance of 129.49 feet to a point for corner, said corner being the Northeast corner of Lot 21, Block A, of Leisure World Addition, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 71013, Page 999, plat records, Dallas County, Texas, from which a 1/2 inch iron rod found near witness bears North 52 degrees 14 minutes 07 seconds West, a distance of 1.07 feet;

THENCE West, along the North line of aforementioned Lot 21, a distance of 70.00 feet to a point for corner, said corner being the Northwest corner of aforementioned Lot 21, same being the Northeast corner of Lot 20 of aforementioned Leisure World Addition, same being the Southeast corner of aforementioned Smith tract, from which a 1/2 inch iron rod found for witness bears South 44 degrees 07 minutes 48 seconds East, a distance of 0.38 feet;

THENCE North 00 degree 43 minutes 13 seconds West, along the East line of aforementioned Smith tract, a distance of 129.50 feet to the POINT OF BEGINNING and containing 9,064 square feet or 0.21 of an acre of land.

Parcel ID: 60109500000420000

*Commonly Known As: 11542 Elam Circle, Balch Springs, Texas 75180*