

NOTICE OF SUBSTITUTE TRUSTEE'S SALE



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FILED and certified as RECORDED in the
Official Public Records of Lamb County
Tonya Ritchie, County Clerk \$23.00



Date: October 7, 2019

DEED OF TRUST:

DATE: August 21, 2017

GRANTOR: Margaret Cardwell a/k/a Margaret Jo Cardwell, a widow

BENEFICIARY: AgTexas, FLCA

TRUSTEE: Tim McDonald

COUNTY WHERE PROPERTY IS LOCATED: Lamb County, Texas

ANY ONE OF THE FOLLOWING NAMED PERSONS TO ACT AS SUBSTITUTE TRUSTEE:

KENT HALE/TYSCOTT HAMM and/or JONATHAN D. GALLEY

SUBSTITUTE TRUSTEE'S MAILING ADDRESS (including County):

9816 Slide Road, Suite 201; Lubbock, Lubbock County, Texas, 79424

Recording Information: Deed of Trust recorded at Document No. 2017-00001387 in Volume 758, Page 103, of the Official Public Records of Lamb County, Texas.

Property: All of Labors Six (6) and Seven (7), League Two Hundred Seventeen (217), Crockett County School Land, Lamb County, Texas as shown by map or plat recorded in Volume 12, page 380, of the Deed Records of Lamb County, Texas, together with all improvements now located on the property and all fixtures now located on the property.

NOTE:

Date: August 21, 2017

Amount: \$497,896.00

Debtor: Margaret Cardwell a/k/a Margaret Jo Cardwell, Glenda Cardwell Synatschk a/k/a Glenda Synatschk, and Herman Synatschk

Holder: AgTexas, FLCA

Date of Sale of Property (First Tuesday of the Month): Tuesday, November 5, 2019

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 10:00 a.m. to 1:00 p.m.

Place of Sale of Property:

At the County Clerk's Office of Lamb County Courthouse, 100 6th Drive Littlefield, Texas 79331.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.


Because of default in performance of the obligations of the deed of trust, the above named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 immediately.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 7th day of October, 2019.



Kent Hale, Substitute Trustee