

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2022 JUN 25 P 1:08
CITY BANK MORTGAGE
OFFICE OF THE COUNTY CLERK
LAMB COUNTY, TEXAS
#46679

LAMB County

Deed of Trust Dated: September 3, 2020

Amount: \$162,011.00

Grantor(s): HUMBERTO ORTEGA

Original Mortgagee: CITY BANK DBA CITY BANK MORTGAGE

Current Mortgagee: CITY BANK

Mortgagee Address: CITY BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2020-00001401

Legal Description: ALL OF LOT NINETEEN (19), BLOCK TWENTY-FOUR (24), CRESCENT PARK ADDITION TO THE CITY OF LITTLEFIELD, LAMB COUNTY, TEXAS AS SHOWN BY MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 338, PAGE 648, DEED RECORDS OF LAMB COUNTY, TEXAS.

Date of Sale: November 1, 2022 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

RONALD BYRD OR CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN OR AARTI PATEL 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 2600
Houston, Texas 77002
Reference: 2022-001868

Printed Name: Ronald Byrd

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

STATE OF TEXAS

COUNTY OF ^{Parmer} ~~LAMB~~ T₉

Before me, the undersigned authority, on this 25 day of August 2022, personally appeared Gonard Byrd, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Tosha M. Gomez
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanasc, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2022-001868

