

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 102917-TX

Date: April 22, 2024

County where Real Property is Located: Lubbock

ORIGINAL MORTGAGOR: VLANTON RANDOLPH EVANS, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL  
COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND  
ASSIGNS

CURRENT MORTGAGEE: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

MORTGAGE SERVICER: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

DEED OF TRUST DATED 7/9/2021, RECORDING INFORMATION: Recorded on 7/15/2021, as Instrument No.  
2021035727

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT ONE-A (1-A), ABERDEEN PLACE, A  
TOWNHOUSE SUBDIVISION AND BEING A REPLAT OF LOTS 1 AND 2, ALFORD ADDITION TO  
THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR  
DEDICATION DEED THEREOF, RECORDED IN/UNDER VOLUME 1699, PAGE 366, OF THE DEED  
RECORDS OF LUBBOCK COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/4/2024, the foreclosure sale will be conducted in  
Lubbock County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is acting as the Mortgage Servicer for  
CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP who is the Mortgagee of the Note and Deed of  
Trust associated with the above referenced loan. CARDINAL FINANCIAL COMPANY, LIMITED  
PARTNERSHIP, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP  
1 Corporate Drive Suite 360,  
Lake Zurich, IL 60047


ASAP 4815668

Matter No.: 102917-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE BOBBY FLETCHER, DAVID RAY, CLAY GOLDEN, ISRAEL CURTIS, JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, CONRAD WALLACE, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, TERRY BROWDER, LAURA BROWDER, JAMIE OSBORNE, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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 immediately.

By:   
Casper J. Rankin, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

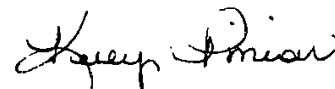
  
Terry Browder

Return to:  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS





Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
04/25/2024 04:14 PM  
FEE: \$2.00  
2024016989