


FILED

2025 SEP 18 AM 11:54

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

COLLIN County

Deed of Trust Dated: March 27, 2020

Amount: \$510,398.00

Grantor(s): MICHAEL GRANT and TONI TENNILLE GRANT

Original Mortgagee: LIFESTYLE HOME LENDING, L.L.C.

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. 20200327000447410

Legal Description: LOT 11, BLOCK D, MONTGOMERY RIDGE PHASE I, AND ADDITION TO THE CITY OF ALLEN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE MAP OR PLAT RECORDS OF COLLIN COUNTY, TEXAS, UNDER VOLUME 2015, PAGE 310.

Date of Sale: November 4, 2025 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 COLLIN 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.

LOGAN THOMAS OR PHILLIP PIERCEALL, DOUGLAS RODGERS, TERRY WATERS, BRUCE MILLER, DAVID RAY, KINNEY LESTER, ASHLEE LUNA, THOMAS LESTER, JOSHUA SANDERS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, MICHELLE SCHWARTZ, JEFF BENTON, GUY WIGGS, ROBERT ORTOLANI, SHELLEY ORTOLANI, MARY MANCUSO, LIZ HACH, MICHELE HREHA, CAROL DUNMON, JANE KLINE, PAYTON HREHA, CHASITY LEWALLEN, FRANCESCA ORTOLANI, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, JOHN PHILLIP MARQUEZ, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, ANGELA COOPER, OR KATHY ARRINGTON, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS, RAMIRO CUEVAS, SHAWN SCHILLER, LAUREN GUY, CONRAD WALLACE, PATRICK ZWIERS, ANGIE USELTON, LISA BRUNO, MISTY MCMILLAN, DANIEL HART, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC. 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 Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-002726

Printed Name:


JOHN PHILLIP MARQUEZ

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618