

CARRINGTON MORTGAGE SERVICES, LLC (CGG)  
CASTLEBERRY, LETTIE AND ROY  
127 FARM MARKET 1871, KILDARE, TX 75562

CONVENTIONAL  
Form File Number: 16-025330

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 31, 2009, LETTIE MAE CASTLEBERRY, ROY CASTLEBERRY, WIFE AND HUSBAND, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to M WILLIAMS, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of CASS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009003906, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness:

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on May 12, 2017 under Cause No. 17C093 in the 5th Judicial District- Cass County, TEXAS;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, November 6, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Cass county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted

Said Real Estate is described as follows: In the County of Cass, State of Texas:

BEING A 1.14 ACRE TRACT OF LAND LOCATED IN THE J.M. WATSON SURVEY, A- 1074, AND BEING SITUATED APPROXIMATELY S. 63°00' E., A DISTANCE OF 8 MILES FROM THE CITY OF LINDEN, CASS COUNTY, TEXAS, SAID 1.14 ACRE TRACT OF LAND BEING A PORTION OF A 9 ACRES TRACT OF LAND DESCRIBED AS TRACT NO.2 IN A WARRANTY DEED FROM O.O. WHITLEY TO JERRY D. WHITLEY, DATED DECEMBER 7, 1970, AND DULY RECORDED IN VOLUME 528, PAGE 333 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, SAID 1.14 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 127 FARM MARKET 1871

KILDARE, TX 75562

Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC

Notcholder: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICHI

MORTGAGE LOAN TRUST A

1600 SOUTH DOUGLASS ROAD

SUITE 200-A

ANAHEIM, CALIFORNIA 92806

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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.

*Pat Walker*

SUBSTITUTE TRUSTEE

Pat Walker or Sue Spasie

c/o Shapiro Schwartz, LLP

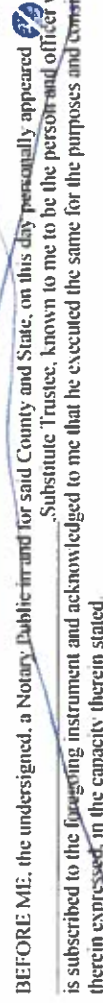
13105 Northwest Freeway, Suite 1200

Houston, TX 77040

(713)462-2565

THE STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

FILED FOR RECORD

2018 SEP 27 AM 10: 55

AMY L. VARNELL  
CASS COUNTY CLERK

EXHIBIT A

BEING A 1 14 ACRE TRACT OF LAND LOCATED IN THE J M WATSON SURVEY, A-1074, AND BEING SITUATED APPROXIMATELY S 63°00' E A DISTANCE OF 8 MILES FROM THE CITY OF LINDEN, CASS COUNTY, TEXAS SAID 1 14 ACRE TRACT OF LAND BEING A PORTION OF A 9 ACRES TRACT OF LAND DESCRIBED AS TRACT NO 2 IN A WARRANTY DEED FROM O O WHATLEY TO JERRY D WHATLEY DATED DECEMBER 7, 1970, AND DULY RECORDED IN VOLUME 528, PAGE 333 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, SAID 1 14 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF THE SAID 9 ACRES TRACT OF LAND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND SAID IRON PIN BEING S 51°30' E A DISTANCE OF 1,202.0 FEET FROM THE NORTHWEST CORNER OF THE SAID J M WATSON SURVEY THENCE EAST, ALONG AND WITH THE NORTH LINE OF THE SAID 9 ACRES TRACT OF LAND A DISTANCE OF 336.0 FEET TO AN IRON PIN FOR THE NORTHEAST CORNER OF THE TRACT OF LAND, THENCE S 14°52' W A DISTANCE OF 220.0 FEET TO AN IRON PIN FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND THENCE N 68°03' W A DISTANCE OF 301.39 FEET TO AN IRON PIN SET IN THE WEST LINE OF THE SAID 9 ACRES TRACT OF LAND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND THENCE NORTH, ALONG AND WITH THE WEST LINE OF THE SAID 9 ACRES TRACT OF LAND A DISTANCE OF 100.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 1 14 ACRE OF LAND, MORE OR LESS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on May 3, 2013, Casey L. Kindred and Hariotte R. Kindred executed a Deed of Trust (the "Deed of Trust") conveying to Kirk L. Lee, Trustee, certain real property more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, fixtures and personal property located thereon or used in connection therewith and certain other personal property as more fully described in the Deed of Trust (all of the real and personal property covered by the Deed of Trust is hereinafter referred to collectively as the "Property"), said Deed of Trust being recorded in Document Number 2013002333 of the Real Property Records of Cass County, Texas; Extension of Real Estate Note and Lien dated May 23, 2014, filed June 3, 2014 in Document Number 2014002840 of the Real Property Records of Cass County, Texas; and

WHEREAS, Guaranty Bank & Trust, N.A. (formerly Guaranty Bond Bank, N.A.) ("Holder") has all interest in, to and under the Note and Deed of Trust and in and to all other indebtedness secured by the Deed of Trust; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred pursuant to the provisions of the Deed of Trust, the indebtedness is now wholly due, and Holder, being the owner and holder of said Indebtedness has requested the undersigned to sell the Property to satisfy the Indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 6, 2018 at 10:00 a.m.** or within three hours after that time, the undersigned will sell the Property at the entrance of the Cass County Courthouse, Linden, Texas, as designated by the Commissioner's Court in Cass County, Texas, to the highest bidder for cash.

**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 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.**

WITNESS my and this 16 day of October, 2018.

*Donna Hughes*

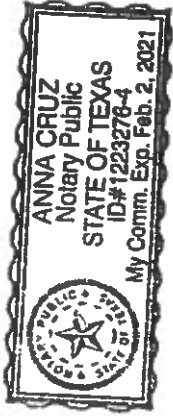
Name: Donna Hughes  
Substitute Trustee  
Address: 100 W. Arkansas Street  
Mt. Pleasant, Texas 75455


FILED FOR RECORD  
2018 OCT 16 AM 10:16  
AMY L. HARRIS  
CASS COUNTY CLERK

Phone: 903-572-9881

THE STATE OF TEXAS  
COUNTY OF TITUS

This instrument was acknowledged before me on the 16 day of October, 2018,  
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



  
Notary Public in and for the State of Texas

# EXHIBIT "A"

TRACT II 1505 NELSON, LINDEN TX 75563

All that certain 0.53 acre tract of land described in Volume 1140, Page 593, Official Public Records, Cass County, Texas, being the North ½ (one-half) of Lot 2, Block 3, Nelson Addition, James Bateman Survey, A-107, City of Linden, Cass County, Texas, said 0.53 acre of land being more particularly described by metes and bounds as follows: (Bearing Basis: Plat Record Vol. 1 - A, Pg. 29.)

BEGINNING at a ½" iron rod found in the East line of Nelson Street for the Northwest corner of this tract and Lot 2, Southwest corner Lot 1;

THENCE: N 90° 00' 00" E, 241.07 feet with the common boundary of Lots 1 & 2 to a ½" iron rod found in the West line of a 10 ft. alley for the Northeast corner of this tract and Lot 2, Southeast corner Lot 1;

THENCE S 00° 00' 00" W, 95.50 feet with East line of Lot 2 and West line of 10 ft. alley to a ½" iron rod found for the Southeast corner of this tract,

THENCE S 90° 00' 00" W, 241.07 feet to a ½" iron rod found in the East line of Nelson Street for the Southwest corner of this tract;

THENCE N 00° 00' 00" E, 95.50 feet along the East line of Nelson Street, West line Lot 2 to the Point of Beginning, containing 0.53 acres of land, more or less.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on May 3, 2013, **Casey L. Kindred and Hariotte R. Kindred** executed a Deed of Trust (the "Deed of Trust") conveying to Kirk L. Lee, Trustee, certain real property more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, fixtures and personal property located thereon or used in connection therewith and certain other personal property as more fully described in the Deed of Trust (all of the real and personal property covered by the Deed of Trust is hereinafter referred to collectively as the "Property"), said Deed of Trust being recorded in Document Number 2013002333 of the Real Property Records of Cass County, Texas; Extension of Real Estate Note and Lien dated May 23, 2014, filed June 3, 2014 in Document Number 2014002840 of the Real Property Records of Cass County, Texas; and

WHEREAS, Guaranty Bank & Trust, N.A. (formerly Guaranty Bond Bank, N.A.) ("Holder") has all interest in, to and under the Note and Deed of Trust and in and to all other indebtedness secured by the Deed of Trust; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred pursuant to the provisions of the Deed of Trust, the indebtedness is now wholly due, and Holder, being the owner and holder of said Indebtedness has requested the undersigned to sell the Property to satisfy the Indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 6, 2018 at 10:00 a.m.** or within three hours after that time, the undersigned will sell the Property at the entrance of the Cass County Courthouse, Linden, Texas, as designated by the Commissioner's Court in Cass County, Texas, to the highest bidder for cash.

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**FILED FOR RECORD**  
**2018 OCT 16 AM 10:16**  
**CASS COUNTY TEXAS**

WITNESS my and this 16 day of October, 2018.



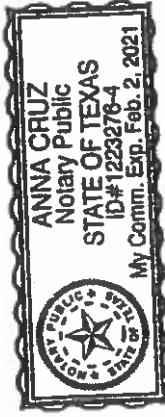
Name: Donna Hughes  
Substitute Trustee  
Address: 100 W. Arkansas Street  
Mt. Pleasant, Texas 75455

Phone: 903-572-9881

THE STATE OF TEXAS

COUNTY OF TITUS

This instrument was acknowledged before me on the 16 day of October, 2018,  
by Donna Hughes, Substitute Trustee, in the capacity therein stated.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

## EXHIBIT "A"

TRACT I 507 SWEET GUM ALLEY, QUEEN CITY TX 75572

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING LOT NUMBER NINE (9) IN BLOCK NUMBER THREE (3) OF GREENWOOD ACRES SUBDIVISION, A PART OF THE GEORGE M CADAMS HEADRIGHT SURVEY A-735, AND THE E.R. PATTERSON HEADRIGHT SURVEY, A-854, BOTH IN CASS COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT OF SAID ADDITION RECORDED IN VOL. 5, PAGE 83-84 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS.



October 16, 2018

Charles W. Griffin  
Shannon L. Griffin  
219 CR 2863  
Hughes Springs, Texas 75656

**NOTICE OF TRUSTEE'S SALE**

You, Charles W. Griffin and wife, Shannon L. Griffin, are hereby notified that on Tuesday, the 4th day of December, 2018, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the North door of the Cass County Law Enforcement & Justice Center located at 604 Hwy 8, in the City of Linden, County of Cass, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

*See Attached Exhibit.*

This sale will be made to satisfy the debt evidenced by an Real Estate Lien Note dated, July 7, 2016, secured by a Deed of Trust, executed by Charles W. Griffin and wife, Shannon L. Griffin to First National Bank of Hughes Springs, File Number 2016003631 Real Property Records, Cass County, Texas, in the amount of \$109,000.00 is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Real Estate Lien Note and Deed of Trust by selling the real property because you are in default in the non-payment on the note described in said Real Estate Lien Note and Deed of Trust.

Your debt was accelerated as you were notified by notice dated October 16, 2018. As of today's date, you now owe the sum of \$107,528.51

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated September 11, 2018. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

**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 NAIONAL 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.**

With kindest regards, I am

Very truly yours,

Rick D. Shelton  
Substitute Trustee

CMRRR #7016 0750 0001 0345 0793

FILED FOR RECORD  
2018 OCT 16 10:13 AM  
RICK D. SHELTON  
ASSISTANT CLERK

EXHIBIT

TRACT 1

All that certain lot, tract or parcel of land situated in Cass County, Texas, being Lot #2 Block B, Springfield Heights Addition, as shown in volume 2, Page 95, Plat Records, Cass County, Texas, and being the same tract as described in a Warranty deed from Leon Hockett and wife, Helen Louise Hockett, dated 9/22/1976, and recorded in Volume 589, Page 861, Deed Records, Cass County, Texas.

TRACT 2

All that certain lot or parcel of land situated in the Edward West Survey, A-1080, Cass County, Texas, and being Lot #3, Block B, Springfield Heights Addition and being the same lot described in a Deed from Buck Florence to W. Van Humphrey and recorded in Volume 599, Page 714, Deed Records, Cass County, Texas.

Less and Except from Lot #3

The South 25 ft. of Lot 3, Block B, as conveyed in Warranty Deed from Donald W. Humphrey and wife, Carol humphrey, to Lyle Schindler and wife, Betsy Schindler dated 6/24/1983, recorded in Volume 722, Page 562, Deed Records, Cass County, Texas.