

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE FOR RECORD**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.**

2021 SEP 14 AM 11:04  
JIMMY L. VARNELL  
CASS COUNTY CLERK

**Cass County Texas Home Equity Security Instrument**

Date of Security Instrument: February 18, 2008

Amount: \$35,740.30

Grantor(s): JIMMY LINCOLN, REBECCA LINCOLN, HUSBAND AND WIFE

Original Mortgagee: CITIFINANCIAL, INC

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A M WILLIAMS

Original Trustee:

Mortgage Servicer and Address: Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806

Recording Information: Recorded on 2/22/2008, as Instrument No. 2008000982 Cass County, Texas

Legal Description: BEING 2.84 ACRES, KNOWN AS TRACT 11, A PART OF THE RUSSWORM SURVEY, ABSTRACT 913, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SE CORNER OF THE 11.37 ACRE LOT 3 OF THE PARTITION OF THE ANNA BELLE EDWARDS AND LEWIS EDWARDS 56.85 ACRE ESTATE (VOLUME 536, PAGE 49), LOCATED IN THE F.E. RUSSWORM SURVEY, ABSTRACT 913, CASS COUNTY, TEXAS; THENCE SOUTH 89 DEG. 56' WEST ON THE SOUTH LINE OF LOT 3 A DISTANCE OF 68.29 FEET; THENCE NORTH 1 DEG. 59' 15" EAST 1814 FEET ON THE SOUTH LINE OF LOT 3; THENCE SOUTH 89 DEG 36' EAST 68.23 FEET TO THE NE CORNER OF LOT 3; THENCE SOUTH 1 DEG. 59' 15" WITH THE EAST LINE OF LOT 3, 1813 FEET TO THE POINT OF BEGINNING, CONTAINING 2.84 ACRES OF LAND, MORE OR LESS.

Date of Sale: 10/6/2020

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Cass County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.



WHEREAS, an Default Order was entered on 7/16/2020, under Cause No. 20C137, in the 5th Judicial District  
Judicial District Court of Cass County, Texas;


**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 ROBERT LAMONT,  
HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE  
HUBBARD, PAUL A. HOEFKER, ROBERT L. NEGRIN** 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 Aldridge Pite, LLP, 701 N. Post Oak  
Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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 state above or within three (3) hours after that time.

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 Texas Home Equity Security Instrument,  
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. If the sale is set aside for  
any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no  
further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

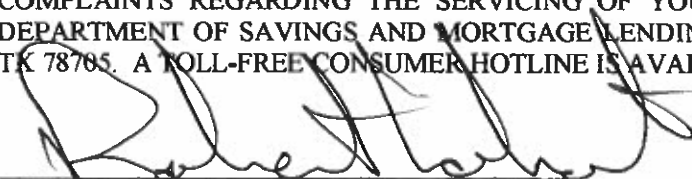
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your  
spouse is serving on active military duty, including active military duty as a member of the Texas National  
Guard or the National Guard of another state or as a member of a reserve component of the armed forces of  
the United States, please send written notice of the active duty military service to the sender of the notice  
immediately.**

EXECUTED in multiple originals on 8/31/2020.

By:   
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE  
DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN,  
TX 78765. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550



Posted by Robert Lamont 9-14-2020  
TS Number: 083126-TX