

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2017 AUG 10 PM 1:44
JAMIE A. WIND
CASS COUNTY CLERK

Matter No.: 058621-TX

Date: August 10, 2017

County where Real Property is Located: Cass

ORIGINAL MORTGAGOR: BRAD DONNEL BRADLEY AND TANYA BRADLEY, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: VETERANS LAND BOARD OF THE STATE OF TEXAS

CURRENT MORTGAGEE: VETERANS LAND BOARD OF THE STATE OF TEXAS

MORTGAGE SERVICER: VETERANS LAND BOARD OF THE STATE OF TEXAS

DEED OF TRUST DATED 7/17/2013, RECORDING INFORMATION: Recorded on 7/26/2013, as Instrument No. 2013003720,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING 18.90 ACRES OF LAND IN THE JAMES ALLEY SURVEY, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/3/2017**, the foreclosure sale will be conducted in Cass 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.

VETERANS LAND BOARD OF THE STATE OF TEXAS is acting as the Mortgage Servicer for VETERANS LAND BOARD OF THE STATE OF TEXAS who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VETERANS LAND BOARD OF THE STATE OF TEXAS, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VETERANS LAND BOARD OF THE STATE OF TEXAS
Texas Vet - Mortgage Loans
GLO-Stephen F. Austin Bldg
1700 N. Congress Avenue
Austin, TX 78701

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.



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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: _____ Substitute Trustee
ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER,
SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST.
PIERRE, RONNIE HUBBARD, PAUL A. HOEFKER,
ROBERT L. NEGRIN



Robert Lamont 8-10-17

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

EXHIBIT "A"

All that certain lot or parcel of land being 18.90 acres of land in the James Alley Survey, A-7, Cass County, Texas, said 18.90 acres of land being a part of a called 166.14 acre tract conveyed by International Paper Realty Corporation, in Special Warranty Deed dated September 15, 1986, to Buck Florence and recorded in Volume 783, Page 550 of the Real Property Records, Cass County, Texas, said 18.9 acre tract being more particularly described as follows:

BEGINNING at a concrete highway monument found on the West right-of-way (ROW) line of State Highway 161 and the East Boundary Line of said 166.14 acre tract, said monument being 70 feet right of Engineer's Centerline Station 454+74.2 of said State Highway 161,

THENCE S 58° 59' 54" E, 225.69 feet with said West ROW line to a concrete highway monument found 60 feet right of Engineer's Centerline Station 457+00;

THENCE S 56° 30' 24" E, 647.28 feet with said West ROW line to a 3/8" iron rod set, from which a concrete highway monument found 60 feet right of engineer's Centerline Station 464.82 3 bears S 56° 30' 24" E, 134.20 feet,

THENCE S 33° 29' 35" W, at 1096.22 feet passing a 3/8" iron rod set for reference and continue 10.16 feet for a total distance of 1106.38 feet to a point in Alley Creek;

THENCE N 66° 25' 36" W, at 767.76 feet passing a 3/8" iron rod set for reference and continue 31.81 feet for total distance of 799.57 feet to a nail set in the center of a County Road;

THENCE N 04° 10' 16" E, 220.97 feet with the centerline of the County road to a nail set;

THENCE N 02° 37' 40" E, 74.00 feet with the centerline of the Country Road to a nail set,

THENCE S 87° 22' 20" E, at 30.00 feet passing a 3/8" iron rod set for reference and continue 511.26 feet for a total distance of 541.26 feet to a 3/8" iron rod set;

THENCE N 03° 32' 40" E, 808.39 feet to the Point of Beginning and containing 18.9 acres of land, more or less

CITIFINANCIAL SERVICING, LLC (CIF)
CASTLEBERRY, LETTIE AND ROY
127 FARM MARKET 1871, KILDARE, TX 75562

CONVENTIONAL
Firm 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, **October 3, 2017** 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. 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 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: CITIFINANCIAL SERVICING, LLC
Notcholder: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY
1000 TECHNOLOGY DRIVE
MAIL STOP 140
O FALLON, MISSOURI 63368

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 Sparr
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

FILED FOR RECORD
2017 AUG 14 PM 1:01
JAMES O'BRIEN
CASS COUNTY CLERK

~~THIS 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.~~

~~GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____
20_____~~

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jannis Mitchell

September 03, 2009 11:22 AM

2009003906

FEE \$32.00

Jannis Mitchell County Clerk

Cass County TEXAS