

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.**

FILED
AT 49 O'CLOCK P M

NOV 13 2023

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MO

Angelina County Texas Home Equity Security Instrument

Date of Security Instrument: July 17, 2007

Amount: \$56,786.20

Grantor(s): ESTANISLADO CASTILLO, ELIA BANUELOS,
HUSBAND AND WIFE

Original Mortgagee: CITIFINANCIAL, INC

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB AS
TRUSTEE OF WV 2017-1 GRANTOR TRUST

Original Trustee: MICHAEL SMITH

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

Recording Information: Recorded on 7/23/2007, as Instrument No. 2007-00232477
Angelina County, Texas

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF
LAND LYING AND SITUATED IN THE CITY OF LUFKIN,
ANGELINA COUNTY, TEXAS, OUT OF THE A VARILLA
SURVEY, ABSTRACT NO. 49 AND BEING ALL THAT
CERTAIN 1.6 ACRE TRACT OF LAND DESCRIBED IN A
DEED FROM HOWARD TULLOS, ET, UX, TO E. N.
HEARRELL, ET, UX, DATED MAY 14, 1979, AND
RECORDED IN VOLUME 489, ON PAGE 648 OF THE
DEED RECORDS OF ANGELINA COUNTY, TEXAS TO
WHICH REFERENCE IS HEREBY MADE FOR ALL
PURPOSES AND THE SAID TRACT OR PARCEL OF
LAND MORE COMPLETELY DESCRIBED IN
ATTACHED EXHIBIT "A"

Date of Sale: 1/2/2024

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Angelina** 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 8/29/2023, under Cause No. CV-00219-23-04, in the 159th Judicial District Judicial District Court of Angelina County, Texas;



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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 SHERYL LAMONT, ROBERT LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, PAUL A. HOEFKER** 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, 2950 North Loop West, Suite 500, Houston, TX 77092. (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 11/9/2023.

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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
866-931-0036


Posted by Sheryl LaMont, November 13, 2023.

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 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

All that certain lot, tract or parcel of land lying and situated in the City of Lufkin, Angelina County, Texas, out of the A VARILLA SURVEY, ABSTRACT NO. 49 and being all that certain 1.6 acre tract of land described in a deed from Howard Tullos, et, ux, to E. N. Hearrell, et, ux, dated May 14, 1979, and recorded in Volume 489, on Page 648 of the Deed Records of Angelina County, Texas to which reference is hereby made for all purposes and the said tract or parcel of land being described by metes and bounds as follows, to wit:

BEGINNING at the Northwest corner of the aforesaid referred to 1.6 acre tract, same being the Southwest corner of that certain of that 1.14 acre tract of land described in a deed from Frank J. Rodriguez, et, ux, to Sam A. Grain, III., et, ux, dated September 22, 1978, and recorded in Volume 480, Page 557 of the Deed Records of Angelina County, Texas, A 1 1/4 inch iron pipe found for corner on the East right of way line of Spence Street;

THENCE North 88 degrees 57 minutes East (called East), with the North boundary line of the said 1.6 acre tract and with the South boundary line of the aforesaid referred to 1.14 acre tract, at 509.88 feet, the Northeast corner of the said 1.6 acre tract, same being the Southeast corner of the said 1.14 acre tract, a 1/2 inch iron pin set for corner on the West right of way line of the H.E. & W. T. rail road;

THENCE South 22 degrees 30 minutes 0 seconds West, with the East boundary line of the said 1.6 acre tract and with the West Right of Way line of the aforesaid H.E. & W. T. railroad, at 154.92 feet, the Southeast corner of the said 1.6 acre tract, a 1/2 inch iron pin set for corner;

THENCE South 88 degrees 30 minutes 0 seconds West, with the South boundary line of the said 1.6 acre tract, at 484.80 feet, with Southwest corner of same, A 1/2 inch iron pin set for corner on the East right of way line of the aforesaid Spence Street;

THENCE North 13 degrees 15 minutes 0 seconds East, with the West boundary line of the said 1.6 acre tract and with the East right of way line of the said Spence Street, at 150.63 feet, the POINT AND PLACE OF BEGINNING and containing 1.641 acres of land, more or less.