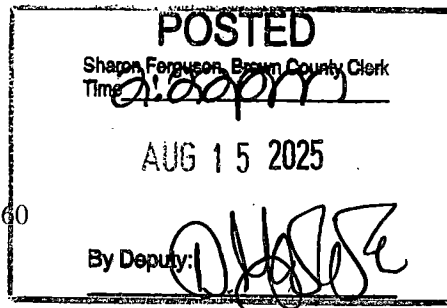


Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-36094



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/28/2019, Kevin Ray Hobbs a single man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, a Plainscapital Company, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$77,777.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, a Plainscapital Company, which Deed of Trust is Recorded on 10/30/2019 as Volume 1906616, Book, Page, in Brown County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **6909 FORBESS DR BROWNWOOD, TX 76801**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Louis Starzel, Reyn Rossington, Kim Anderson, Ron Anderson, Tom Swearingen, Justin Slone, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/7/2025 at 10:00 AM**, or no later than three (3) hours after such time, in **Brown County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The South hallway of the first floor of the Brown County Courthouse**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit 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 THIS NOTICE IMMEDIATELY.

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.

WITNESS, my hand this 8/12/2025

Grecia Moreno

By: Grecia Moreno, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 15th of August, 2025

Louis Starzel

By: Substitute Trustee(s)
Louis Starzel, Reyn Rossington, Kim Anderson,
Ron Anderson, Tom Swearingen, Justin Slone
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT "A"

FIELD NOTE DESCRIPTION of a 0.173 acre tract of land, being all of the East 25' of Lot 137 and all of Lot 138 of the SHAMROCK SHORES ADDITION SECTION C to lake Brownwood, according to map/plat recorded in Volume 2, page 281, Plat Records, Brown County, Texas. Being the same tract as conveyed by Quit Claim Deed dated December 05, 2016 to Kerrie Sikes Stone as recorded in Clerk's File No. 1607780, Official Public Records, Brown County, Texas. Situated approx. 10 miles Northwest of Brownwood, Brown County, Texas. Said 0.173 Acre tract of land is more particularly described by metes and bounds as follows:

POINT OF BEGINNING being a 3/8 inch iron rod found, for the South Right-of-Way line of Forbess Drive (40' R.O.W.), for the Northwest corner of Lot 139, for the Northeast corner of said Lot 138, for the Northeast corner of this tract, from whence a 3/8 inch iron rod found for the Northeast corner of said Lot 139 for the East point of Basis of Bearing in Note 1 below, bears N 89° 05' 40" E a distance of 77.24 feet;

THENCE S 00° 57' 00" E, with the West line of said Lot 139, for the East line of said Lot 138, a distance of 100.06 feet to a 2 inch galvanized fence corner post found, taken for the common Southwest corner of said Lot 139, for the Northwest corner of Lot 116 of said Addition, for the Northeast corner of Lot 117 of said Addition same being the lower Northeast corner of the John L. & Frances E. Adams tract as recorded in Volume 140, page 915, Official Public Records, Brown County, Texas, for the Southeast corner of said Lot 138, for the Southeast corner of this tract;

THENCE, S 89° 03' 00" W, with the North line of said Lot 117 same being the South line of said Lot 138, continuing with North line of Lot 118 of said Addition, for the South line of said Lot 137, as fenced, a distance of 75.23 feet to a 2 inch galvanized fence corner post found, taken for the inner corner of said Adams tract, as fenced, for the Southwest corner of this tract;

THENCE N 01° 12' 07" W, with the upper East line of said Adams tract, a distance of 100.29 feet to a 1/2 inch iron rod with yellow cap stamped "RPLS 6224" found, for the South Right-of-Way line of said Forbess Drive, for the North line of said Lot 137, for the upper Northeast corner of said Adams tract, for the Northwest corner of this tract, from whence a 3/8 inch iron rod found for the Northwest corner of Lot 133 of said Addition bears S 88° 58' 35" W a distance of 224.30 feet;

THENCE, N 89° 13' 23" E, with the South Right-of-Way line of said Forbess Drive, for the North line of said Lot 137, continuing with the North line of said Lot 138, a distance of 75.67 feet to the POINT OF BEGINNING, and containing 0.173 acres of land, more or less.

Note: Basis of Bearing: between a 3/8 inch iron rod found for the Northwest corner of Lot 133 of the SHAMROCK SHORES ADDITION SECTION C, as recorded in Volume 2, page 281, Plat Records, Brown County, Texas to a 3/8 inch iron rod found, for the Northeast corner of Lot 139 of said ADDITION as recorded in (V. 2, P. 281, P.R.B.C.T.) with a bearing of N 89° 03' 00" E a distance of 377.10 feet (Measured 377.11').