

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#: 24-31300

#10
FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2025 FEB -6 PM 1:09

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/20/2021, Darrell Lee Niven, 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 Highland HomeLoans, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$311,318.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Highland HomeLoans, LLC, which Deed of Trust is Recorded on 7/28/2021 as Volume 00124997, Book , Page , in Hill 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: **601 E FRANKLIN ST HILLSBORO, TX 76645**

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 **Angela Cooper, Brandy Bacon, Brenda Wiggs, David Stockman, Donna Stockman, Guy Wiggs, Jamie Dworsky, Janet Pinder, Michelle Schwartz, 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 S. 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 **4/1/2025 at 11:00 AM**, or no later than three (3) hours after such time, in Hill 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 east door of the Hill County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

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 2/5/2025

WITNESS, my hand this 2-6-25

Francesca Ojeda

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

Donna Stockman

By: Substitute Trustee(s)
Angela Cooper, Brandy Bacon, Brenda Wiggs,
David Stockman, Donna Stockman, Guy Wiggs,
Jamie Dworsky, Janet Pinder, Michelle Schwartz
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF HILLSBORO, COUNTY OF HILL AND STATE OF TEXAS BOUNDED AND DESCRIBED AS FOLLOWS: FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT; OR PARCEL OF LAND BEING ALL OF LOT 92 AND THE WEST 25 FEET OF LOT 93 OF THE CRAIG ADDITION TO THE CITY OF HILLSBORO IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 26, PAGE 532 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM BESSIE HICKEY, ET AL TO EDWARD H. BOBBITT ET UX, LORAINA BOBBITT RECORDED IN VOLUME 462, PAGE 371 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD SET AT THE INTERSECTION OF THE EAST LINE OF IVY STREET WITH THE NORTH LINE OF FRANKLIN STREET FOR THE SOUTHWEST CORNER OF SAID LOT 92 AND FOR THE SOUTHWEST CORNER OF THIS; THENCE WITH THE WEST LINE OF IVY STREET, N00°02'14"E 159.62 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF A 20 FOOT ALLEY FOR THE NORTHWEST CORNER OF SAID LOT 92 AND FOR THE NORTHWEST CORNER OF THIS; THENCE WITH THE SOUTH LINE OF SAID ALLEY, EAST, AT 100.00 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 93. IN ALL A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 93 FOR THE NORTHWEST CORNER OF THAT CERTAIN

TRACT DESCRIBED IN A DEED TO ADA K. GRIMMETT RECORDED IN VOLUME 535, PAGE 383 OF THE DEED RECORDS OF HILL COUNTY AND FOR THE NORTHEAST CORNER OF THIS: THENCE S00°02'14"W 159.62 FEET TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF SAID LOT 93 AND IN THE NORTH LINE OF FRANKLIN STREET FOR THE SOUTHWEST CORNER OF SAID GRIMMETT TRACT AND FOR THE SOUTHEAST CORNER OF THIS: THENCE WITH THE NORTH LINE OF FRANKLIN STREET, WEST, AT 25.00 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 93, IN ALL A DISTANCE OF 125.00 FEET TO THE PLACE OF BEGINNING. CONTAINING NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT, IF SHOWN IN THE ABOVE LEGAL DESCRIPTION. NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.