

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#: 23-28185

FILED FOR RECORD  
24 SEP 10 PM 12:46  
PAM HARRISON  
COUNTY CLERK, COOKE CO. TX  
BY: [Signature] DEPUTY

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 10/16/2020, James Allan Harris II and Kimberly Rena Harris, Husband and Wife, 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 InterLinc Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$216,015.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for InterLinc Mortgage Services, LLC, which Deed of Trust is Recorded on 10/20/2020 as Volume 2020-8544, Book , Page , Loan Modification recorded on 10/05/2022 as Instrument No. 2022-8309 in Cooke 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: **764 COUNTY RD 147 GAINESVILLE, TX 76240**

**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 **Carol Dunmon, Francesca Ortolani, Mary Mancuso, Michele Hreha, Payton Hreha, Shelley Ortolani, 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 **12/3/2024 at 10:00 AM**, or no later than three (3) hours after such time, in **Cooke 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 STEPS OF THE COOKE COUNTY COURTHOUSE LOCATED AT 101 SOUTH DIXON STREET, GAINESVILLE, TX 76240 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**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.



4824521

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 9/6/2024

WITNESS, my hand this 9/9/2024

*Monica Sandoval*

By: Monica Sandoval, 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

*Shelley Ortolani*

By: Substitute Trustee(s)  
Carol Dunmon, Francesca Ortolani, Mary  
Mancuso, Michele Hreha, Payton Hreha, Shelley  
Ortolani  
C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

**EXHIBIT A**

Being the same tract conveyed by J.W. Ellis to Jesse D. Boggs, et ux according to the Deed, recorded in Volume 811, Page 42; Volume 826, Page 1 of the Deed Records of Cooke County, Texas, being more particularly described by metes & bounds as follows;

All that certain tract or parcel of land situated in the E. Brothers Survey Abstract 78, Cooke County, Texas, being a part of a called 20 acre tract conveyed by the Estate of Louise Fisher Fields, Deceased to J. W. Ellis by deed recorded in Volume 808, page 708 of the Cooke County Deed Records, and being all of a tract conveyed by J. W. Ellis to Jesse D. Boggs, et ux by deed recorded in Volume 811, page 421 of said Deed Records, and being all of a tract conveyed by J. W. Ellis to Jesse D. Boggs, et ux by deed recorded in Volume 826, page 1 of said Deed Records, and being more particularly described as follows:

BEGINNING at a found steel pin on the North line of said Brothers Survey, common to the South line of the C. A. McKay Survey Abstract 717 in the intersection of County Road 172 and County Road 147 at the Northwest corner of said 20 acre tract, common to the Northeast corner of a tract conveyed to Ralph Coffman, et ux by deed recorded in Volume 651, page 287 of said Deed Records;

THENCE North 89 degrees 49 minutes 28 seconds East with said North line of said Brothers Survey, common to said South line of said McKay Survey in said County Road 147, passing the Northeast corner of said tract recorded in Volume 826, page 1, common to the Northwest corner of said tract recorded in Volume 811, page 421, and continuing a total of 597.42 feet to a set steel pin at the Northeast corner of said tract recorded in Volume 811, page 421;

THENCE South 01 degree 48 minutes 16 seconds East, passing a set steel pin on the South line of said County Road 147, and continuing a total of 141.99 feet to a set steel pin at the Southeast corner of said tract recorded in Volume 811, page 421;

THENCE South 87 degrees 18 minutes 03 seconds West, along a fence, a distance of 293.86 feet to a found steel pin at the Southwest corner of said tract recorded in Volume 811, page 421, common to the Easternmost Southeast corner of said tract recorded in Volume 826, page 1;

THENCE South 40 degrees 09 minutes 43 seconds West, along a fence, a distance of 70.46 feet to a tree fence corner;

THENCE North 80 degrees 53 minutes 58 seconds West, along a fence, passing a set steel pin on the East line of said County Road 147, and continuing a total of 266.41 feet to a set steel pin at the Southwest corner of said tract recorded in Volume 826, page 1 in said County Road 147;

THENCE North 00 degrees 02 minutes 58 seconds East in said County Road 147, a distance of 165.64 feet to the point of beginning containing 2.31 acres of land.