

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#: 25-34184

FILED

APR 03 2025

430PM

BY AMY KAISER
CLERK, COUNTY COURT
LEON COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/17/2015, Phillip Matthew Laningham, 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 \$85,714.00, 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 9/18/2015 as Volume 00414750, Book 1647, Page 730, in Leon 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: **221 MORAN CIRCLE JEWETT, TX 75846**

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 **Sharon St. Pierre, Sheryl LaMont, Mollie McCoslin, Christine Wheeless, Phillip Hawkins, Kevin Key, Jay Jacobs, Brian Hooper, Mike Jansta, Mike Hayward, or Angela Anderson, 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 **6/3/2025 at 12:00 PM**, or no later than three (3) hours after such time, in **Leon** 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 DOOR OF THE DISTRICT COURT BUILDING 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 Mortgageors 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 4/1/2025

WITNESS, my hand this April 3, 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

Sharon Pierre

By: Substitute Trustee(s)
Sharon St. Pierre, Sheryl LaMont, Mollie
McCoslin, Christine Wheelless, Phillip Hawkins,
Kevin Key, Jay Jacobs, Brian Hooper, Mike Jansta,
Mike Hayward, or Angela Anderson

C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

HANEY SURVEYING SERVICES
281 LCR 824 Groesbeck, Texas 76642
Tel. No. 254-562-6954
Fax. No. 254-562-2278

Description of: All of Lot 6, Rio Vista Addition, City of Jewett, Leon County, Texas
Owner: Becky Jayne Hughes

BEING all of Lot 6, Rio Vista Addition, City of Jewett, Leon County, Texas and being all of that Lot 6 described in the deed to Becky Jayne Hughes recorded in Vol. 691, Pg. 522, Official Records of Leon County, Texas (L.C.O.R.), said Rio Vista Addition filed in the official plat of record in Envelope No. 111B, Plat Records of Leon County, Texas, said Lot 6 being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the West line of Moran Circle Drive on the West edge of concrete sidewalk at water meter for the East corner of said Lot 6 and this tract as held by a boundary line agreement in Vol. 691, Pg. 513, L.C.D.R.; same being the Southeast corner of Lot 5 as held under the same agreement;
THENCE S.41°37'W. 27.52 ft. with the Northeast line of said Moran Circle Drive and the East line of said Lot 6 to a point for the beginning of a curve;
THENCE in a Southerly direction with the arc of a curve 38.51 ft., and having a radius of 51.01 ft., a central angle of 43°15' and a long chord bearing of S.1°38'E. 37.60 ft. to a found ½" iron rod in said curve for an angle bend in the East line of said Lot 6 and this tract, same being the North corner of Lot 7;
THENCE S.53°27'W 86.45 ft. with the East line of said Lot 6 and the Northwest line of said Lot 7 and partially along a chain-link fence to a found ½" iron rod in the Northeast line of Lundy Lane at a fence corner for the South corner of said Lot 6 and this tract, same being the West corner of said Lot 7;
THENCE N.24°12'W. 88.35 ft. with a wire fence, the Northeast line of said Lundy Lane and the Southwest line of said Lot 6 to a found ½" iron rod at the base of a wood privacy fence for the West corner of said Lot 6 and this tract;
THENCE N.33°21'E. 92.00 ft. with said privacy fence and the Northwest line of said Lot 6 to a point for corner which bears N.56°39'W. 0.49 ft. from the center of a 2" chain-link fence corner post for the North corner of said Lot 6 and this tract, same being the Southwest corner of said Lot 5;
THENCE S.56°39'E. 86.60 ft. with a partial chain-link fence, the Northeast line of said Lot 6 and the South line of said Lot 5 to the point of BEGINNING, containing 0.243 acre.

The foregoing description was prepared from that plat dated September 2, 2015 that represents the facts found from that survey made on the ground under my supervision.

Mark D. Haney

Mark D. Haney, R.P.L.S., No. 5841
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Rtn: See pg. 1

Exhibit "A"