

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#: 25-34101

FILED FOR RECORD
COLORADO COUNTY, TX

2025 MAR 28 PM 1:37

KIMBERLY MENKE
COUNTY CLERK

MK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/3/2018, Kevin Joe Moore and Victoria Alyssa Moore 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 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 \$186,558.00, 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 7/3/2018 as Volume, Book 871, Page 254, Loan modification recorded on 01/10/2024 as Book No. 1054 Page 271 in Colorado 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: **509 STRICKLAND AVE EAGLE LAKE, TX 77434**

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 **Megan Randle, Robert Randle, Ebbie Murphy, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, or Jay Jacobs, 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 10:00 AM**, or no later than three (3) hours after such time, in **Colorado** 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: **IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING**

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 3/24/2025

Gracia Moreno

By: Gracia 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

3/28/25



By: Substitute Trustee(s)
Megan Randle, Robert Randle, Ebbie Murphy,
Brian Hooper, Mike Jansta, Mike Hayward, Angela
Anderson, or Jay Jacobs
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

FRANK SURVEYING
102 Bedca Street
Columbus, Texas 78934
979.732.3114

2784
FILED FOR RECORD
COLORADO COUNTY, TX
2018 JUL -3 PM 3:54

Leonard W. Frank
Colorado County Surveyor
Registered Professional Land Surveyor
KIMBERLY MENKE
COUNTY CLERK

STATE OF TEXAS
COUNTY OF COLORADO

FIELD NOTES of a survey of a 0.3786 acre tract of land. Being all that tract lying and situated in Colorado County, Texas, out of City of Eagle Lake, Block No. 43, Lot No. 7A. Said 0.3786 acre tract of land being all of Lot No. 7A described in a Deed date August 4, 1998, from Marilyn K. Harbers and Gilbert Owens, Co-Independent Executors of the Estate of Helen P. Owens, to David M. Sosa and Linda Sosa, recorded in Volume 316, Page 368, Colorado County Official Records to which reference is made for all purposes and the said 0.3786 acres being described by metes and bounds as follows, TO-WIT:

BEGINNING at a 1/4 inch iron rod found (not called for in record deed) in Northwest line of Strickland Avenue for South corner of said Lot No. 7A, said corner being also East corner of a tract of land conveyed to John Young, Volume 56, Page 341, Colorado County Official Records;

THENCE N 44° 59' 29" W a distance of 147.79 feet with Northeast line of said Young tract to a chain link fence corner post set in Southeast line of a 16 foot Alley;

THENCE N 50° 22' 56" E a distance of 116.41 feet with Southeast line of said Alley to a chain link fence corner post, said corner being also West corner of a tract of land conveyed to Roy T. Marshall, Volume 238, Page 459, Colorado County Deed Records;

THENCE S 44° 58' 28" E a distance of 136.87 feet with Southwest line of said Marshall tract to a 3/8 inch iron rod set in Northwest line of said Strickland Avenue for corner;

THENCE S 45° 00' W a distance of 115.86 feet with Northwest line of said Strickland Avenue to place of beginning, containing 0.3786 acres of land as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

Plat to accompany Field Notes.

Job No. 02-205

The use of this survey for any other parties or purposes is to be used at their own risk and the undersigned surveyor is not responsible for any loss resulting thereof.

Surveyor Certification:

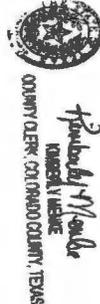
I, Leonard W. Frank, Registered Professional Land Surveyor of Colorado County, Texas, do hereby certify that I did survey on the ground the above described tract of land and to the best of my knowledge and belief the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 10th day of December 2002.

Leonard W. Frank
Leonard W. Frank
County Surveyor of Colorado County, Texas
Registered Professional Land Surveyor
Registration No. 1669



Page 1 of 1



JUL 03 2018

STATE OF TEXAS COUNTY OF COLORADO
I hereby certify that this instrument was FILED on the date and time stamped herein by me, and was duly RECORDED to the Volume and Page of the OFFICIAL RECORDS of Colorado County, Texas and stamped herein by me, on

EXHIBIT A
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