

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#: 25-33656

FILED FOR RECORD
2025 MAY -1 AM 8:23

AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/29/2004, Phillip E. Alford and wife, Carol R. Alford, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. Tommy Bastian, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Aegis Wholesale Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$203,789.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Aegis Wholesale Corporation, which Deed of Trust is Recorded on 12/1/2004 as Volume 034937, Book 1249, Page 667, Loan Modification recorded on 10/31/2016 as Instrument No. 2016004351 in **Cass 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: **2790 COUNTY RD 4670 ATLANTA, TX 75551**

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 **Harriett Fletcher, Sharon St. Pierre, Sheryl LaMont, 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 **Wilmington Savings Fund Society, FSB, as trustee of Discovery Mortgage Loan Trust**, 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 **7/1/2025 at 10:00 AM**, or no later than three (3) hours after such time, in **Cass 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 NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS**

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 4/30/2025

WITNESS, my hand this May 1, 2025.

Grecia Moreno

Sheryl LaMont

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

By: Substitute Trustee(s)
Harriett Fletcher, Sharon St. Pierre, Sheryl LaMont
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

THE STATE OF TEXAS:
COUNTY OF CASS:

FIELD NOTE DESCRIPTION OF:

30.0521 ACRES SUM OF TWO TRACTS OF LAND SITUATED IN THE DAVIDSON COLVILLE HR SURVEY, ABSTRACT 118, CASS COUNTY, TEXAS, AND BEING OUT OF A CALLED 52 ACRES TRACT OF LAND THAT WAS CONVEYED TO LANDEL ROYCE CATHCART AND WIFE, BARBARA ANN CATHCART, BY WARRANTY DEED, WITH VENDOR'S LIEN, RECORDED IN VOL. 515, PAGE 563, OF THE DEED RECORDS OF CASS COUNTY, TEXAS, AND BEING ALL OF TRACT I, CALLED 6.00 ACRES OF LAND, AND TRACT II, CALLED 24.00 ACRES OF LAND, THAT WAS CONVEYED TO WILLY E. CARPENTER AND WIFE, ARRETHA ANN CARPENTER, BY BEN LEE PITTMAN AND WIFE, LINDA LEE PITTMAN, DESCRIBED IN THE WARRANTY DEED, WITH VENDOR'S LIEN, RECORDED IN VOL. 549, PAGE 336, OF THE DEED RECORDS OF CASS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS ONE TRACT OF LAND BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8", OR A 3/4" STEEL ROD FOUND AT THE BASE OF A 3-WAY FENCE CORNER POST, AND MARKING THE COMMON SEC OF THAT CERTAIN 15.408 ACRES TRACT 13-C, RECORDED IN VOL. 1112, PAGE 205, OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, AND THE SEC OF THE ABOVE MENTIONED TRACT NO. II, TRACT 12, ACCORDING TO THE CASS COUNTY APPRAISAL DISTRICT MAP, AND IN THE MOST SOUTHERN HBL OF A 78.65 ACRES TRACT, TRACT II, DESCRIBED AS TRACT VI, RECORDED IN VOL. 1144, PAGE 321, OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, WHICH 5/8" OR 3/4" STEEL ROD IS LOCATED S.60°11'26"E. 3,384.74' FEET, AND N.87°47'53"E. 806.78' FEET, FROM THE NWC OF THE DAVIDSON COLVILLE HR SURVEY;

THENCE N.01°58'02"W. 862.57' FEET ALONG AND GENERALLY WITH A BARBED WIRE FENCE, TO A 1/2" STEEL ROD FOUND 1.1' FEET WEST OF SAID FENCE, AND MARKING THE COMMON SEC OF SAID TRACT 13-C, AND THE SEC OF A 6.000 ACRES TRACT I, TRACT 13-B, RECORDED IN VOL. 1110, PAGE 610, OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS;

THENCE N.01°56'54"W. CONTINUING ALONG AND GENERALLY WITH SAID BARBED WIRE FENCE, AT 260.67' FEET, PASSING A RAILROAD X-TIE 3-WAY FENCE CORNER POST, AND CONTINUING N.01°56'54"W. IN ALL 726.49' FEET, TO A 1-1/4" X 1/4" WOOD STAKE SET OF THE NWC OF THIS SUM OF TWO TRACTS BEING DESCRIBED, SAME BEING THE NWC OF THE ABOVE MENTIONED TRACT NO. II, TRACT 12, FROM WHICH BEARS N.01°56'54"W. 13.94' FEET A 1/2" STEEL ROD WAS FOUND IN THE ASPHALT OF COUNTY ROAD 467C, AND MARKING THE SEC OF TRACT 13-B;

THENCE N.85°02'42"E. ALONG WHAT IS SAID TO BE THE SBL OF A COUNTY ROAD, AND ALONG THE HBL OF THE ABOVE MENTIONED 24 ACRES TRACT NO. II, TRACT 12, AT 911.50' FEET PASSING THE COMMON SEC OF THE ABOVE MENTIONED 24 ACRES TRACT NO. II, TRACT 12, AND THE NWC OF THE ABOVE MENTIONED 6.00 ACRES TRACT I, TRACT 12-A, AND CONTINUING N.85°02'42"E. ALONG WHAT IS SAID TO BE THE SBL OF A COUNTY ROAD, AT 222.46' FEET, IN ALL 1133.96' FEET, TO A 1/2" STEEL ROD SET FOR THE SEC OF THE ABOVE MENTIONED 6.00 ACRES TRACT I, TRACT 12-A, AND MARKING THE SEC OF THIS SUM OF TWO TRACTS BEING DESCRIBED;

THENCE S.02°02'07"E. 1181.48' FEET DEPARTING FROM THE SBL OF SAID COUNTY ROAD, PASSING AN OLD RAILROAD X-TIE POST LYING DOWN, AND ALONG AND GENERALLY WITH AN OLD BARBED WIRE FENCE, MARKING THE MOST EASTERN WEST OCCUPATION LINE OF THE ABOVE MENTIONED 78.65 ACRES TRACT, TRACT II, TO A 1/2" STEEL PIPE FOUND AT THE BASE OF A RAILROAD X-TIE FENCE CORNER POST, AND MARKING THE SEC OF THE ABOVE MENTIONED 6.00 ACRES TRACT NO. I, TRACT 12-A, AND ALSO MARKING THE SEC OF THIS SUM OF TWO TRACTS BEING DESCRIBED, WHICH 1/2" STEEL PIPE IS LOCATED AT THE OPS POSITION OF N.33°02'32.4" AND W. 24°04'57.1";

THENCE S.87°44'31"W. 222.03' FEET, ALONG AND GENERALLY WITH A BARBED WIRE FENCE, AND THE MOST SOUTHERN NORTH OCCUPATION LINE OF THE ABOVE MENTIONED 78.65 ACRES TRACT II TO A 5/8" OR 3/4" STEEL ROD FOUND MARKING THE COMMON SEC OF THE ABOVE MENTIONED 6.00 ACRES TRACT NO. I, TRACT 12-A, AND THE SEC OF THE ABOVE MENTIONED 24.00 ACRES TRACT II, TRACT 12, AND IS A POINT IN THE SBL OF THIS SUM OF TWO TRACTS BEING DESCRIBED, WHICH 5/8" OR 3/4" STEEL ROD IS LOCATED 1.3' NORTH OF SAID BARBED WIRE FENCE;

THENCE S.87°41'00"W. 911.91' FEET CONTINUING ALONG AND GENERALLY WITH SAID BARBED WIRE FENCE, AND ALONG THE SBL OF THE ABOVE MENTIONED 24.00 ACRES TRACT II, TRACT 12, WHICH SBL WAS HELD FOR THE BEARINGS OF THIS SURVEY, TO THE POINT-OF-BEGINNING AND CONTAINING 30.051 + ACRES OF LAND.