

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#: 24-30707

FILED FOR RECORD

25 SEP -4 AM 11:46

KIMBERLY WISE
CO. CLERK, MARION CO.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BY DEPUTY

WHEREAS, on 1/21/2017, Paul S. Ventimiglia, unmarried 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 Carrington 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 \$153,464.00, payable to the order of Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 2/1/2017 as Volume 208, Book 940, Page 113, in **Marion 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: **505 MAGNOLIA DR JEFFERSON, TX 75657**

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 **Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher, Sheryl LaMont, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs**, **Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, 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 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, 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 **11/4/2025 at 10:00 AM**, or no later than three (3) hours after such time, in **Marion 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 AUSTIN STREET COURTHOUSE DOOR 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.

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 Mortgageor, the Mortgagee, or the Mortgagee's Attorney.



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ServiceLink

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 8/26/2025

Kavonnah Dobson

By: Kavonnah Dobson, Sr. Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgage or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this September 4, 2025.

Sheryl LaMont

By: Substitute Trustee(s)
Christine Wheelless, Kevin Key, Jay Jacobs, Phillip
Hawkins, Harriett Fletcher, Sheryl LaMont, Brian
Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs

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

Kara Riley
Posted by Kara Riley, 9-4-2025.

EXHIBIT "A"

That certain 0.46 acre tract of land situated in a tract recorded in Volume 661, Page 676, LOT 14, the West 12.00 feet of LOT 15 and LOT 16, BLOCK 4, SECTION ONE, CEDARWOOD NORTH ADDITION, City of Jefferson, Thomas Gillespie Survey, A-169, Marion County, Texas, and being a tract recorded in Volume 661, Page 389 of the Official Public Records, Marion County, Texas and Cabinet A, Slide 212 of Plat Records Marion County, Texas said 0.46 acre of land being more particularly described by metes and bounds as follows: (Bearing Basis: Plat Record: Cabinet A, Slide 212.) BEGINNING at a 3/8" iron rod found in the North right-of-way of Magnolia Drive same being the Southwest corner of Lot 14, Block 4 and of this tract; THENCE: N 39° 44' 09" E along the West line of Lot 14, 82.84 feet to a 1" iron pipe found for the Northwest corner of Lot 14 and an "angle" corner of this tract; THENCE: N 01° 48' 00" E, 104.72 feet to a 1/2" iron rod found for the Northwest corner of this tract; THENCE: S 50° 10' 06" E, 169.16 feet to a 1/2" iron rod found for the Northeast corner of this tract; THENCE: S 39° 50' 21" W, 164.99 feet to a 3/8" iron rod found in the North right-of-way of Magnolia Drive for the Southeast corner of this tract; THENCE: N 50° 21' 09" E along the North right-of-way of Magnolia Drive and the South line of Lot 14, 104.48 feet to the POINT OF BEGINNING, containing 0.46 acres of land, more or less.

STATE OF TEXAS

COUNTY OF MARION FILED FOR RECORD

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Marion County, Texas as stamped hereon by me.

VICKIE SMITH,
COUNTY CLERK
MARION COUNTY, TEXAS

Feb 01, 2017 03:07P

By:

VICKIE SMITH, COUNTY CLERK

Era Johnson
DEPUTY

MARION COUNTY, TEXAS