

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#: 26-39060

FILED
AT 1010 O'CLOCK A M

MAR 05 2026

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By _____

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/11/2022, Kenneth M. Cummings and Jordan D. Cummings, 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 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 \$216,015.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services, LLC , which Deed of Trust is Recorded on 3/14/2022 as Volume 2022-00418963, Book , Page , in Angelina 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: **1405 EPLEY ST LUFKIN, TX 75904**

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 **Dustin George, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Prestige Posting and Publishing, LLC, Tejas Corporate Services LLC**, or any one 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 500 N. State College Blvd., Suite 1030, 1300 & 1400, Orange, CA 92868, 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 **5/5/2026 at 1:00 PM**, or no later than three (3) hours after such time, in **Angelina** 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 ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LIFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER'S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER'S COURT AND ANNEX IS CLOSED.**

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.



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Service Link

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 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 3/2/2026

WITNESS, my hand this March 5, 2026

Gracia Moreno

Dustin George

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

By: Substitute Trustee(s)
Dustin George, Auction.com, LLC, Agency Sales
and Posting LLC, Xome Inc., Prestige Posting and
Publishing, LLC, Tejas Corporate Services LLC
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J.A. BONTON SURVEY, ABSTRACT NO. 5, and being all of that certain 0.5550 acre tract described in a deed dated March 24, 2020 from Stormi Clifton, et al to Sarah Atkinson and recorded in Instrument No. 2020-00392446 of the Official Public Records of Angelina County, Texas to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pipe found for the Northwest corner of the aforesaid referred to 0.5550 acre tract and the Southwest corner of that certain 0.321 acre tract described in a deed dated October 24, 2002 from Scott Douglas Durham, et ux to Mary Sheffield Smith and recorded in Volume 1657 on Page 39 of the Real Property Records of said County, on the East Right-of-Way line of Epley Street, 25.1 feet from its approximate centerline;

THENCE, along the North boundary line of the said 0.5550 acre tract, the following two courses:

- 1) N 76° 19' 43" E, along the South boundary line of the said 0.321 acre tract, at 137.02 feet a 1/2" iron pipe found for the Southeast corner of the said 0.321 acre tract and the Southwest corner of that certain 0.936 acre tract described in a deed dated November 6, 2015 from Mack L. Frazier to Darlene Wade Campbell and recorded in Instrument No. 2015-00334069 of the said Official Public Records, from which a fence corner bears S 13° 31' W 1.5 feet and an end of fence bears S 37° 42' W 0.7 feet;
- 2) N 76° 14' 32" E, along the South boundary line of the said 0.936-acre tract, at 100.00 feet a 1/2" iron rod found near a fence corner for the Northeast corner of the said 0.5550 acre tract and the Northwest corner of that certain 0.604 acre tract described in a deed dated November 16, 2007 from Jose M. Perez, et ux to George G. Strain, et ux and recorded in Instrument No. 2007-00237369 of the said Official Public Records, from which another fence corner bears S 09° 51' E 3.7 feet;

THENCE S 13° 43' 13" E, along the East boundary line of the said 0.5550 acre tract and along the West boundary line of the said 0.604 acre tract, at 102.00 feet a 1/2" iron pipe set for the Southeast corner of the said 0.5550 acre tract and the Northeast corner of that certain 0.371 acre tract described as Tract One in a deed dated August 1, 2009 from Jimmy Carnes to Miria Daniel Gallagos, et ux and recorded in Instrument No. 2010-00265995 of the said Official Public Records, from which a fence corner bears N 19° 36' W 2.8 feet, from which a 1/2" iron rod found bears S 13° 43' 13" E 13.84 feet;

THENCE S 76° 17' 33" W, along the South boundary line of the said 0.5550 acre tract and along the North boundary lines of the said 0.371 acre tract and that certain 0.322 acre tract described as Tract Two in the said Instrument No. 2010-00265995, at 237.02 feet a 1/2" iron pipe found for the Southwest corner of the said 0.5550 acre tract and the Northwest corner of the said 0.322 acre tract, on the East margin of the said Epley Street, 25.0 feet from its approximate centerline, from which a 1/2" iron pipe found bears S 13° 43' 24" E 102.36 feet;

THENCE N 13° 43' 24" W, along the West boundary line of the said 0.5550 acre tract and along the East ROW line of the said Epley Street, at 102.00 feet the PLACE OF BEGINNING and containing 0.555 of an acre of land, more or less.