

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#: 25-33844

FILED  
AT 3:31 O'CLOCK P M  
JUN 10 2025  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By 

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 3/17/2021, John Martin Purtell and Clara Ann Purtell, Husband and Wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, Attorney at Law, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$339,226.00, payable to the order of Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, which Deed of Trust is Recorded on 3/18/2021 as Volume 2021-00404957, 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: **1194 S FM 706 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 **Harriett Fletcher, Sharon St. Pierre, Sheryl LaMont, Auction.com, 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 **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 **8/5/2025 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: **Angelina County Commissioners Court and Annex at 211 East Shepherd Ave, Lufkin, TX 75901; or the front steps of the entrance to the Angelina County Commissioners Court and Annex on Shepherd Street if the courtroom is closed for holidays, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court**

**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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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 6/9/2025

WITNESS, my hand this June 10, 2025

*Kavonnah Dobson*

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

*Sheryl LaMont*

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

## EXHIBIT "A"

(Page 1 of 2)

### TRACT ONE:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the JACINTO MAGANO SURVEY, ABSTRACT NO. 25, and being all of that certain 1.08 acre tract-EXHIBIT "A" described in a deed conveyed from C & H Crosstex Services, LLC to Lawrence L. Roy, et al dated May 12, 2020 and recorded in Document # 2020-00393667 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, on the curving West Right-of-Way line of F. M. Highway NO. 706 (80 feet wide ROW), for the Northeast corner of the aforesaid referred to 1.08 acre tract and the Southeast corner of the residue tract of that certain 2.90 acre tract-TRACT ONE-EXHIBIT "A" (2.90 acres save & except 1.08 acres) described in a deed conveyed from Mary L. Smyrl to Thomas Hubbard, et al dated September 26, 2011 and recorded in Document # 2011-00284881 the said Official Public Records, from which a 1/2" iron rod found for the Northeast corner of the said 2.90 acre tract bears a chord bearing of N 04° 01' 39" W at 187.39 feet;

THENCE, along the curving East boundary line of the said 1.08 acre tract and along the curving West ROW of the said FM 706, 137.58 feet along a 00° 59' 35" curve to the left, having a radius of 5769.58 feet, a central angle of 01° 21' 59" and a long chord bearing of S 05° 38' 29" E a distance of 137.58 feet a point, within a concrete driveway, for the Southeast corner of the said 1.08 acre tract and the Northeast corner of that certain 2.00 acre tract-EXHIBIT "A" described in a deed conveyed from C & H Crosstex Services, LLC to Travis Roy dated January 27, 2021 and recorded in Document # 2021-00403053 of the said Official Public Records, from which a "X"-in concrete found for reference bears N 65° 54' 33" E at 0.18 feet and a 1/2" iron pipe found for the end of curvature bears a long chord bearing of S 06° 27' 46" E at 27.88 feet;

THENCE, along the South boundary line of the said 1.08 acre tract and in part along the North boundary line of the said 2.00 acre tract, S 82° 06' 54" W at 389.93 feet a 1/2" iron pipe found for the Southwest corner of the said 1.08 acre tract and the Southwest corner of the said residue tract of the said 2.90 acre tract, from which a 1/2" iron pipe found for the Northwest corner of the said 2.00 acre tract bears S 82° 06' 54" W at 22.62 feet;

THENCE, along the common boundary lines of the said 1.08 acre tract and the residue tract of the said 2.90 acre tract, the following three courses:

- 1) N 01° 28' 57" W at 73.41 feet a 1/2" iron pipe found for an angle corner;
- 2) N 58° 05' 36" E at 134.66 feet a 1/2" iron pipe found for an angle corner;
- 3) N 80° 00' 35" E at 264.31 feet the POINT AND PLACE OF BEGINNING and containing 1.085 acres of land, more or less.

## EXHIBIT "A"

(Page 2 of 2)

### TRACT TWO:

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the JACINTO MAGANO SURVEY, ABSTRACT NO. 25, and being a part or portion of that certain 2.00 acre tract-EXHIBIT "A" described in a deed conveyed from C & H Crosstex Services, LLC to Travis Roy dated January 27, 2021 and recorded in Document # 2021-00403053 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 point, within a concrete driveway, on the curving West Right-of-Way line of F. M. Highway NO. 706 (80 feet wide ROW), for the Northeast corner of the aforesaid referred to 2.00 acre tract and the Southeast corner of that certain 1.08 acre tract-EXHIBIT "A" described in a deed conveyed from C & H Crosstex Services, LLC to Lawrence L. Roy, et al dated May 12, 2020 and recorded in Document # 2020-00393667 of the said Official Public Records, from which a "X"-in concrete found for reference bears N 65° 54' 33" E at 0.18 feet;

THENCE, in part along the curving East boundary line of the said 2.00 acre tract and along the curving West ROW of the said FM 706, 11.34 feet along a 00° 59' 35" curve to the left, having a radius of 5769.58 feet, a central angle of 00° 06' 45" and a long chord bearing of S 06° 22' 50" E a distance of 11.34 feet a 1/2" iron pipe set for corner, from which a 1/2" iron pipe found for the end of curvature bears a long chord bearing of S 06° 31' 09" E at 16.55 feet;

THENCE, across the said 2.00 acre tract and generally along a wood fence line, S 80° 16' 33" W, at 27.8 feet pass on line an end-of-fence of the said wood fence line, at 238.3 feet pass on line an end-of-fence of the said wood fence line, at a total distance of 415.32 feet a 1/2" iron pipe set for corner, on the West boundary line of the said 2.00 acre tract and the most Southerly East boundary line of that certain 17.23 acre tract-TRACT TWO-EXHIBIT "A" described in a deed conveyed from Mary L. Smyrl to Thomas Hubbard, et al dated September 26, 2011 and recorded in Document # 2011-00284881 the said Official Public Records, from which a 1/2" iron pipe found for the Southwest corner of the said 2.00 acre tract and the most Southerly Southeast corner of the said 17.23 acre tract bears S 01° 17' 59" E at 158.19 feet;

THENCE, in part along the common boundary line of the said 2.00 acre tract and the said 17.23 acre tract, N 01° 17' 59" W at 24.82 feet a 1/2" iron pipe found for the Northwest corner of the said 2.00 acre tract and an interior angle corner of the said 17.23 acre tract;

THENCE, along the North boundary line of the said 2.00 acre tract, along the most Easterly South boundary line of the said 17.23 acre tract and along the South boundary line of the said 1.08 acre tract, N 82° 06' 54" E, at 22.62 acre tract pass on line a 1/2" iron pipe found for the most Northerly Southeast corner of the said 17.23 acre tract and the Southwest corner of the said 1.08 acre tract, at a total distance of 412.55 acre tract the POINT AND PLACE OF BEGINNING and containing 0.171 acre of land, more or less.

Accepted for Filing in:  
Angelina County  
On: Mar 18, 2021 at 03:57P