

POSTED**Vicinta Stafford
Burnet County Clerk**

By Courtney Gage at 8:26am, May 01, 2025

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#: 25-34619

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/3/2006, Roel Castillo, a married man & Melissa K. Castillo, signing Pro Forma to Perfect Lien Only, 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 Countrywide Home Loans, Inc, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$101,156.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc, which Deed of Trust is Recorded on 4/6/2006 as Volume 004469, Book 1417, Page 0956, in Burnet 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: **320 CEE RUN BERTRAM, TX 78605**

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 **Michelle Jones, Angela Zavala, Richard Zavala, Jr, Sharlet Watts, Brian Hooper, Mike Jansta, Mike Hayward, 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 **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 **7/1/2025 at 1:00 PM**, or no later than three (3) hours after such time, in **Burnet** 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 AREA OUTSIDE THE COUNTY CLERK'S OFFICE, 220 SOUTH PIERCE ST., BURNET, TX ON THE EAST SIDE OF THE COURTHOUSE 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 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.



4842152

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

Grecia Moreno

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

WITNESS, my hand this MAY 01 2025

Angela Zavala

By: Substitute Trustee(s)
Michelle Jones, Angela Zavala, Richard Zavala, Jr,
Sharlet Watts, Brian Hooper, Mike Jansta, Mike
Hayward, or Jay Jacobs
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT "A"

(Legal Description)

SEE EXHIBIT 'A', LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF

YEAR: 2005

MAKE: CLAYTON HOME, INC

MODEL: CLAYTON-RIO GRANDE

SERIAL NUMBER- CW2009570TXAB

LENGTH/WIDTH: 32 X 72

"LAND AND HOME MATTERS. OWNER ACKNOWLEDGES THAT THE LAND AND MANUFACTURED HOME COVERED BY THE SECURITY INSTRUMENT ARE TO BE TREATED AS REAL PROPERTY FOR ALL PURPOSES UNDER TEXAS LAW AND THAT THE PARTIES HAVE ELECTED NOT TO BE GOVERNED BY CHAPTER 347 OF THE TEXAS FINANCE CODE."

Tract I:

Being an approximate 1.00 acre tract of land out of the Samuel McFarland Survey, Abstract No. 593, and the John C. Boswell Survey No. 1502, Abstract No. 1591, in Burnet County, Texas; said 1.00 acre tract being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

Tract II:

Being an interest in and to an approximate 2.01 acre tract of land out of the John C. Boswell Survey No. 1502, Abstract No. 1591, and being a fifty foot (50') wide non-exclusive access easement for ingress and egress from County Road 332, in Burnet County, Texas; said 2.01 acre access easement being more fully described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all pertinent purposes.

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 1.00 ACRE OF LAND OUT OF THE SAMUEL McFARLAND SURVEY, ABSTRACT NUMBER 593, AND THE JOHN C. BOSWELL SURVEY NUMBER 1502, ABSTRACT NUMBER 1591, IN BURNET COUNTY, TEXAS, SAID 1.00 ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at a point in the north line of Cee Run Road at a southwest corner of that certain Chris Scott 9.0 acre tract of land as recorded in Volume 911, Page 780, of the Deed Records of said county, for the southeast corner of said 1.00 acre of land and for the POINT OF BEGINNING hereof;

THENCE, with said north line of said Cee Run Road, South 71 degrees 21 minutes 45 seconds West a distance of 208.68 feet to an iron rod found at a point in said line, for the southwest corner hereof;

THENCE, North 18 degrees 24 minutes 33 seconds West a distance of 208.67 feet to an iron rod found at a southwest corner of said Scott tract, for the northwest corner hereof;

THENCE, with a portion of the south line of said Scott tract the following two (2) courses;

- 1) North 71 degrees 20 minutes 24 seconds East a distance of 208.41 feet to an iron rod found at an inside corner of said Scott tract, for the northeast corner hereof;
- 2) South 18 degrees 28 minutes 59 seconds East a distance of 208.75 feet to the POINT OF BEGINNING and containing 1.00 acre of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT) ONLY.

BEING 2.01 acres of land out of the John C. Roosevelt Survey No. 1502 in Burnet County, Texas, and being out of that certain 454.525 acre tract conveyed from Alden Smith, et ux to Clyde Lyda, et ux by Deed as recorded in Vol. 245 at Page 545 of DEED RECORDS of Burnet County, Texas, and being more particularly described by metas and bounds as follows;

BEGINNING FOR REFERENCE at an iron pin in the fenced southerly line of said 454.525 acre tract and the northerly line of that certain 33.371 acre tract conveyed from Alden B. Smith to the Veterans Land Board of Texas, by Deed as recorded in Vol. 197 at Page 660 of DEED RECORDS of Burnet County, Texas, for the Southwest corner hereof, whence an iron pin at a reentrant corner of said 454.525 acre tract and the Northwest corner of said 33.371 acre tract bears S 71° 23' W 475.45 ft., and also a reentrant corner of said Roosevelt Survey and the Northwest corner of the W. Edson Survey No. 1062 bears S 14° 09' W 74.5 ft.; thence N 18° 38' 15" W 498.12 ft., to an iron pin, for the Southwest corner and Place of BEGINNING hereof;

THENCE N 71° 21' 45" E 1749.45 ft., to an iron pin in the fenced easterly line of said 454.525 acre tract and the westerly line of the old Magillier Mill Public Road, for the Southeast corner hereof;

THENCE N 16° 23' 30" W with the westerly line of said road, 50.04 ft., to an iron pin, for the Northeast corner hereof;

THENCE S 71° 21' 45" W 1751.41 ft., to an iron pin, for the Northwest corner hereof;

THENCE S 18° 38' 15" E 50.00 ft., to the place of BEGINNING hereof and containing 2.01 acres of land.