

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2026-0008 <b>RECORDED DATE:</b> 01/22/2026 01:34:22 PM 
<b>OFFICIAL RECORDING COVER PAGE</b>	
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<b>RETURN TO:</b> () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002
<p>DOCUMENT # : FC-2026-0008          RECORDED DATE: 01/22/2026 01:34:22 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div>   <b>Kerrie Cobb</b>          Limestone County Clerk       </div> </div>	

# PLEASE DO NOT DETACH

## THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**

**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

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#: 25-38295

**FILED FOR RECORD**  
**JAN 22 2026 PM 1:34**  
**KERRIE COBB-CO. CLERK**  
**LIMESTONE COUNTY, TX.**

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

**WHEREAS**, on 5/1/2008, John C. Donaldson, Sr., Joined herein Pro Forma by her husband, Sheena Donaldson, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott R. Valby, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Financing Unlimited, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$89,234.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Financing Unlimited, Inc., which Deed of Trust is Recorded on 5/5/2008 as Volume 00082583, Book 1278, Page 662-677, in Limestone 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: **304 N ROSS AVE MEXIA, TX 76667**

**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 **Xome Inc., Tejas Corporate Services, LLC, 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., Suites 1300 , 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 **4/7/2026 at 11:00 AM**, or no later than three (3) hours after such time, in **Limestone** 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 FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET 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.

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 1/21/2026

WITNESS, my hand this 1-22-26

*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

*Dustin George*

By: Substitute Trustee(s)  
Xome Inc., Tejas Corporate Services, LLC  
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

Doc  
00082583 Bk  
RPVol  
1278 Pg  
676

## EXHIBIT "A"

DONALDSON, SR.  
Loan Number  
MIN 1000475-0000008780-1  
RHS # 50-047-455570584

All that certain lot, tract or parcel of land, part of the Subdivision A, of Division XLVII of the City of Mexia, Limestone County, Texas, being all of that certain called Tract Two and part of that certain called Tract One conveyed to Sue Strother from Justin E. Reed and recorded in Volume 1198, Page 284 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1" iron pipe (found) for the Northwest corner of the above mentioned Tract Two, the Northwest corner of Lot 3, the Southwest corner of Lot 2 of the City of Mexia as recorded in Volume 2, Page 17 of the Plat Records of Limestone County, Texas and being in the East right-of-way of Ross Avenue;

THENCE North 85 deg. 35 min. 19 sec. East with the North line of Lot 3, the North line of the residue of the above mentioned Tract One, the South line of Lot 2, the South line of a called 47.6' x 92.9' save and except tract described in Volume 1198, Page 284 and across Lot 5, at 114.44 ft. pass a nail (found) in concrete for the Southeast corner of Lot 2 and being the Northeast corner of Lot 3 and continue a total distance of 206.78 ft. to a 1/2" iron rod (set) for the Northeast corner of this tract, the Southeast corner of the 47.6' x 92.9' save and except tract and being in the West line of called 47.4' x 106.6 save and except tract described in said Volume 1198, Page 284;

THENCE South 04 deg. 40 min. 00 sec. East with the West line of the 47.4' x 106.6' save and except tract and continuing across Lot 5, a distance of 59.33' to a 1/2" iron rod (set) for the Southeast corner of this tract, the Southwest corner of the 47.4' x 106.6 save and except tract and being in the North line of the Shirley Lands Tolar tract described in Volume 967, Page 919, from which a 1/2" iron rod (found) bears North 85 deg. 20 min. 00 sec. East-47.40 ft.;

THENCE South 85 deg. 20 min. 00 sec. West continuing across Lot 5, with the North line of the Tolar tract and with the North line of Lot 4 a distance of 207.59 ft. to a 1" iron pipe (found) for the Northwest corner of same, the Southwest corner of Lot 3 and being in the East right-of-way of said Ross Avenue;

THENCE North 03 deg. 54 min. 10 sec. West with the West line of Tract Two, the West line of Lot 3 and with the East right-of-way of Ross Avenue, a distance of 60.25 ft. to the place of beginning and containing 0.284 acre of land.