



VG-1443-2025-2506533

**Freestone
County
Renee Gregory
Freestone County
Clerk**

Instrument Number: 2506533

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: December 04, 2025 02:45 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2506533
Receipt Number: 20251204000033
Recorded Date/Time: December 04, 2025 02:45 PM
User: Jennifer F
Station: CCLERK02

Record and Return To:

HEATH & MOLLIE MCCOSLIN



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory
Freestone County Clerk
Freestone County, TX

Renee Gregory

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#: 25-37458

FILED FOR RECORD
At 2:42 o'clock PM

DEC 04 2025

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By [Signature]

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/8/2009, John V. Birdwell, joined herein Pro Forma by his wife, Rabeca A. Birdwell, 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 Home Financing Unlimited, Inc. DBA Trinity Mortgage Services, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$183,622.00, payable to the order of Home Financing Unlimited, Inc. DBA Trinity Mortgage Services, which Deed of Trust is Recorded on 1/13/2009 as Volume 00900186, Book 01473, Page 00590, in Freestone 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: **880 FCR 930 TEAGUE, TX 75860**

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 **Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key, Jay Jacobs, Brian Hooper, Mike Jansta, Mike Hayward, 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 **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 **2/3/2026 at 11:00 AM**, or no later than three (3) hours after such time, in **Freestone 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 STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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.



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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 11/26/2025

WITNESS, my hand this

11/4/25

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

Mollie McCoslin

By: Substitute Trustee(s)
Mollie McCoslin, Sharon St. Pierre, Sheryl
LaMont, Lori Garner, Christine Wheelless, Phillip
Hawkins, Kevin Key, Jay Jacobs, Brian Hooper,
Mike Jansta, Mike Hayward
,Auction.com, LLC, Agency Sales and Posting
LLC, Xome Inc., Tejas Corporate Services LLC,
Dustin George
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT "A"

BEING a 15.00 acres tract situated in the S.W. Lamar Survey, A-396, Freestone County, Texas, a part of that called 78.4 acres tract described in the deed dated February 10, 2006 from Ricky Hugh Dunlap to Paula Dunlap recorded in Vol. 1350, Pg. 93, Deed Records of Freestone County, Texas (F.C.D.R.), said 15.00 acres being more particularly described by metes and bounds as follows:
BEGINNING at a found $\frac{1}{2}$ " iron rod in the North right of way line of county road FCR 930 at a fence corner post for the Southwest corner of said 78.4 acres tract and this tract, same being the Southeast corner of the John McKinney called 173.0 acres tract of record in Vol. 1436, Pg. 643, L.C.D.R.;
THENCE N.1°18'40"E. 1822.39 ft. with a fence, the West line of said 78.4 acres tract and the East line of said McKinney tract to a set $\frac{1}{2}$ ' iron rod for the Northwest corner of this tract;
THENCE S.88°41'20"E. 742.52 ft. to a set $\frac{1}{2}$ " iron rod for the Northeast corner of this tract;
THENCE S.0°39'07"E. 138.35 ft. to a set $\frac{1}{2}$ ' iron rod for an angle corner in the East line of this tract;
THENCE S.30°08'09"W. , at approximately 310.00 ft. a private lane (driveway), continuing along and generally parallel along said lane, in all 1320.00 ft. to a set $\frac{1}{2}$ ' iron rod for an angle corner in the East line of this tract;
THENCE S.1°18'40"E. 550.00 ft. along and generally parallel with said lane to a set $\frac{1}{2}$ ' iron rod in a fence, the North line of said FCR 930 and the South line of said 78.4 acres tract for the Southeast corner of this tract;
THENCE N.76°56'33"W. 110.00 ft. with the North line of said FCR 930 and the South line of said 78.4 acres tract to the point of BEGINNING, containing 15.00 acres.

FILED FOR RECORD IN
Freestone County
Mary Lynn White
COUNTY CLERK
ON: Jan 13, 2009 AT 11:19A
as Recordings
Document Number: 00900186
Total Fees : 80.00
Receipt Number - 91647
By: Gwen Tippens, Deputy