

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#: 25-35068

POSTED NOTICE  
DATE 6/5/25 TIME 9:32AM  
*Lee Ann Ferguson*  
JONES COUNTY CLERK, JONES CO., TX  
BY: *James Garcia*

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 3/30/2007, John T. Burwell, JR. and wife, Robyn L. Burwell, a married couple and Edward R. Jones and wife, Julia F. Jones, a married couple, 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 BSM Financial, L.P. DBA Banksorce Mortgage, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$58,826.00, payable to the order of BSM Financial, L.P. DBA Banksorce Mortgage, which Deed of Trust is Recorded on 4/9/2007 as Volume 071100, Book 260, Page 824, in Jones 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: **2154 PRIVATE RD 346 HAWLEY, TX 79525**

**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 **Terry Browder, Laura Browder, Jamie Osborne, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs**, **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 Jones 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 SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ON THE SOUTH SIDE) 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 Mortgageors 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.**

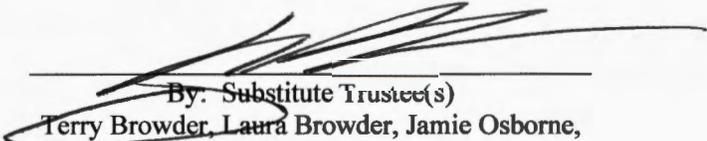
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 6/3/2025

WITNESS, my hand this 6/5/25

*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

  
By: Substitute Trustee(s)  
Terry Browder, Laura Browder, Jamie Osborne,  
Brian Hooper, Mike Jansta, Mike Hayward, or Jay  
Jacobs

C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

Loan No: 702097

BURWELL

**EXHIBIT "A" - LEGAL DESCRIPTION**

BEING 2.20 ACRES OF LAND KNOWN AS LOT 24, OAKWOODS NORTH, AN UNRECORDED SUBDIVISION OF 109.51 ACRES OUT OF THE G. MARTINEZ SURVEY 195, JONES COUNTY, TEXAS

INCLUDES MANUFACTURED HOUSING UNIT(S) DESCRIBED AS FOLLOWS:

MAKE: FLEETWOOD

MODEL: SANDLEWOOD

WIDTH: 30.6

LENGTH: 60.2

SERIAL #: TXFLX86A01741SW11

YEAR: 1998

SAID UNIT(S) ATTACHED TO THE LAND IN A PERMANENT MANNER SO AS TO BE RENDERED AN IMMOVABLE FIXTURE AND AN INTEGRAL PART OF THE SUBJECT PROPERTY.

***SURFACE ESTATE ONLY IN AND TO THE FOLLOWING DESCRIBED PROPERTY:***

Being 2.20 acres of land known as Lot 24, Oakwoods North, an unrecorded subdivision of 109.51 acres out of the G. Martinez Survey 195, Jones County, Texas, said Lot 24 being more particularly described as follows;

Beginning at a recovered 3/8" rebar on the North line of said 109.51 acre tract for the Northwest corner of said Lot 24 and the Northeast corner of Lot 23, whence the Northwest corner of said Martinez Survey bears S75°59'W 1767.5', S75°W 1032.7' and N15°W 170.8'; THENCE N76°07'00"E 201.10' with the North line of said 109.51 acre tract to recovered 3/8" rebar at the Northeast corner of said Lot 24 and the Northwest corner of Lot 25; THENCE S23°30'25"E 486.77' to a 2" chain link corner post at the mutual corner of Lots 24,25,37&38; THENCE S78°00'30"W 202.44' to a recovered 3/8" rebar at the mutual corner of Lots 38,39,23&24; THENCE N23°50'00"W 479.97' to the place of beginning and containing 2.20 acres of land.