

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#: 25-34838

POSTED

DEC 15 2025

Christine A. Jones  
McCulloch, County Clerk

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

**WHEREAS**, on 9/18/2017, CHRISTOPHER S. NANDIN AND SARENA K. TETTLETON, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allen B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services LLC, its successor and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$96,224.00, payable to the order of Carrington Mortgage Services LLC, its successor and assigns, which Deed of Trust is Recorded on 9/18/2017 as Volume 48413, Book 451, Page 411, in McCulloch 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;

### **EXHIBIT A**

Commonly known as: **2006 OLD CALF CREEK ROAD BRADY, TX 76825**

**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 **T. Reynolds Rossington, Martha Rossington, Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza, Kevin Key, 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 **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 **3/3/2026 at 1:00 PM**, or no later than three (3) hours after such time, in **McCulloch 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 COURTHOUSE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE McCULLOUGH COUNTY COURTHOUSE, BRANDY TX 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.



4860359

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 12/9/2025

WITNESS, my hand this 12/15/25

*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

*Thomas G. Sweeney*

By: Substitute Trustee(s)  
T. Reynolds Rossington, Martha Rossington, Kim  
Anderson, Ron Anderson, Jay Jacobs, Alexis  
Mendoza, Kevin Key, 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  
TO DEED OF TRUST**

Being the South 30.00 feet of Lot No. 14 and the North 45.00 feet of Lot No. 13, Block No. 2, Southgate Terrace Addition, City of Brady, McCulloch County, Texas and said tract being more particularly described by metes and bounds as follows;

Beginning at a ½" iron rod found for the Northeast corner of this tract in the East line of said Lot No. 14 and in the West line of Old Calf Creek Road and being 30.00 feet North 17° 13' 00" East from the Southeast corner of said Lot No. 14;

Thence with the East line of this tract and said Lot No. 14 and the West line of said Old Calf Creek Road, South 17° 13' 00" West at 30 feet pass the common corner of said Lots Nos. 14 and 13, in all a total distance of 75.00 feet to a ½" iron rod with cap set for the Southeast corner of this tract;

Thence with the South line of this tract and across said Lot No. 13, North 72° 47' 00" West 115.00 feet to a ½" iron rod with cap set for the Southwest corner of this tract;

Thence with the West line of this tract, said Lots Nos. 13 and 14, North 17° 13' 00" East at 45.00 feet pass the common corner of said Lots Nos. 13 and 14, in all a total distance of 75.00 feet to a ½" iron rod with cap found for the Northwest corner of this tract;

Thence with the North line of this tract and across said Lot No. 14, South 72° 47' 00" East 115.00 feet to the place of beginning.