

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#: 25-34941

FILED FOR RECORD
At 2:45 O'Clock PM

SEP 11 2025

BARBARA K. STEFFEK, CLERK
COUNTY COURT LAVACA CO., TEXAS
By [Signature] Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/14/2022, Dora Michele Dorsey and Timothy Kevin Dorsey Jr wife and husband, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott Gesell, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Gateway Mortgage, a division of Gateway First Bank, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$343,660.00, payable to the order of Gateway Mortgage, a division of Gateway First Bank, which Deed of Trust is Recorded on 10/14/2022 as Volume 253120, Book 954, Page 324, in Lavaca 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: **5501 STATE HWY 111 E YOAKUM, TX 77995**

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 **Megan Randle, Robert Randle, Ebbie Murphy, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs**, **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 **12/2/2025 at 10:00 AM**, or no later than three (3) hours after such time, in **Lavaca 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 SIDE OF THE WEST FRONT DOOR OF LAVACA COUNTY COURTHOUSE ANNEX, 412 NORTH TEXANA, HALLETTSVILLE, 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 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.



4852846

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 9/10/2025

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

WITNESS, my hand this

9/11/25



By: Substitute Trustee(s)
Megan Randle, Robert Randle, Ebbie Murphy,
Brian Hooper, Mike Jansta, Mike Hayward, or Jay
Jacobs

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



**BARTON
& ASSOCIATES**
LAND SURVEYING

6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

6.23 ACRE TRACT

Field Notes Description

Being out of the Joseph McCrap survey, Abstract 307, Lavaca County, Texas, also being out of that same 24.15 acre tract conveyed by Charles Leo Hermes, et al to Warren Lee Williams, et ux in deed dated July 10, 2003 and recorded in Volume 288, Page 316, of the Official Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8" iron rod (Y = 13,643,044.14, X = 2,582,119.63), found at the intersection of the southwest right of way line of State Highway 111 and the southeast right of way line of County Road 466, and at the north corner of said 24.15 acre tract, for the north corner of this herein described tract;

THENCE: S 61°38'56" E - 406.96 feet along the southwest right of way line of said State Highway 111 and the northeast line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set, for the east corner of this herein described tract;

THENCE: across said 24.15 acre tract and along the southeast line of this herein described tract the following course:

S 33°09'59" W - 145.38 feet to a found fence corner post;

THENCE: S 06°01'04" W - 215.88 feet to a found fence corner post;

THENCE: S 36°45'45" W - 292.72 feet to a 5/8" iron rod with cap stamped "RPLS 6368" set in the southwest line of said 24.15 acre tract and in the northeast right of way line of an abandoned road, for the south corner of this herein described tract,

THENCE: N 42°47'35" W - 574.18 feet along the northeast right of way line of said abandoned road, the southwest line of said 24.15 acre tract, and the southwest line of this herein described tract to a 5/8" iron rod found at the intersection of the northeast right of way line of said abandoned road and the southeast right of way line of said County Road 466 and at the west corner of said 24.15 acre tract, for the west corner of this herein described tract;

THENCE: N 42°03'25" E - 461.71 feet along the southeast right of way line of said County Road 466, the northwest line of said 24.15 acre tract, and the northwest line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 6.23 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "6.23 ACRE TRACT," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

September 22, 2022
Job No. 2209013
DJ


COLE E. BARTON
R.P.L.S. No. 6368

