

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#: 21-25721

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

**WHEREAS**, on 1/13/2012, Emily S. Meyer, an unmarried woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Edward Kershner, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR SWBC Mortgage Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$258,282.00, payable to the order of SWBC Mortgage Corporation, which Deed of Trust is Recorded on 1/20/2012 as Volume 2012000457, Book 839, Page 328, in Medina 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: **602 AVE M HONDO, TX 78861**

**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 **Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Martha Rossington, Mary C LaFond, Janice Stoner, 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 **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 **9/2/2025 at 1:00 PM**, or no later than three (3) hours after such time, in **Medina 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 AREA ON THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TX 78861, NEAR THE FRONT ENTRANCE, 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.



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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.**

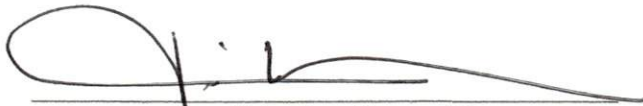
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 7/1/2025

WITNESS, my hand this 07/03/25

*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)  
Deborah Martin, Troy Martin, Alexis Martin,  
Cassie Martin, Terri Martin, Shelby Martin, Bob  
Frisch, Wayne Daughtrey, Vicki Rodriguez,  
Martha Rossington, Mary C LaFond, Janice Stoner,  
Brian Hooper, Mike Jansta, Mike Hayward, or Jay  
Jacobs

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



#### METES AND BOUNDS

Being 2.268 acres of land, more or less, out of and a part of that 3.541 acres recorded in a Warranty Deed recorded in Volume 279, Page 569, Deed Records, Medina County, Texas, and being approximately 0.533 acres out of the A. Rutzer Survey No. 189, Abstract 794, and approximately 1.735 acres out to the A. Gsell Survey No. 187, Abstract 428, Medina County, Texas, Texas, said 2.268 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a Highway Right-of-Way monument found for the upper northeast corner of this 2.268 acres, same being the southeast corner of the William White, et ux 1.90 acres (Property ID R7709) and in the West Right-of-Way line of Avenue M (F.M. 462), same also being the **POINT OF BEGINNING**;

**THENCE** along the West Right-of-Way line of said Avenue M the following courses and distances:

South 00 degrees 36 minutes 53 seconds East, a distance of 55.38 feet (called 55.20 feet) to a 1/2 inch iron rod set for an interior corner of this 2.268 acres;

North 88 degrees 37 minutes 16 seconds East, a distance of 15.52 feet to a 1/2 inch iron rod set for the lower northeast corner of this 2.268 acres;

South 00 degrees 54 minutes 00 seconds East, a distance of 209.47 feet to fence post found for the southeast corner of this 2.268 acres, same being the northeast corner of the 1.273 acres surveyed this same date;

**THENCE** along the lines common to this 2.268 acres and said 1.273 acres the following courses and distances:

North 88 degrees 45 minutes 34 seconds West, a distance of 226.91 feet to a fence post found for an angle corner;

North 00 degrees 15 minutes 52 seconds West, a distance of 69.99 feet to a fence post found for an angle corner;

South 88 degrees 06 minutes 51 seconds West, a distance of 225.02 feet to a 1/2 inch iron rod set for the southwest corner of this 2.268 acres, same being the northwest corner of said 1.273 acres, and in the East line of the Frank Helvey, et ux 16.00 acres (Property ID R4565)

**THENCE** along the line common to this 2.268 acres and said Helvey 16.00 acres, North 01 degrees 51 minutes 21 seconds West, a distance of 131.13 feet to a 1/2 inch iron rod found for the lower northwest corner of this 2.268 acres, same being the northeast corner of said Helvey 16.00 acres and in the South line of the Peter J.P. Schalk, et ux 1.5650 acres (Volume 513, Page 478):

EXHIBIT "A"  
Page 1 of 2 Page(s)

THENCE along the lines common to this 2.268 acres and said Schalk  
1.5650 acres the following courses and distances;

North 88 degrees 50 minutes 04 seconds East, a distance of 36.68 feet  
(called 36.78 feet) to a 1/2 inch iron rod set for an interior corner of  
this 2.268 acres, same being the southeast corner of said Schalk  
1.5650 acres;

North 02 degrees 53 minutes 54 seconds West, a distance of 62.55  
feet to a 1/2 inch iron rod set for the upper northwest corner of this  
2.268 acres, same being the southwest corner of said White 1.90  
acres;

THENCE along the lines common to this 2.268 acres and said White 1.90  
acres the following courses and distances:

South 89 degrees 02 minutes 52 seconds East, a distance of 91.33 feet  
to a 1/2 inch iron rod set for an angle corner;

North 89 degrees 11 minutes 30 seconds East, a distance of 312.11  
feet to the POINT OF BEGINNING, and containing 2.268 acres of  
land, more or less.

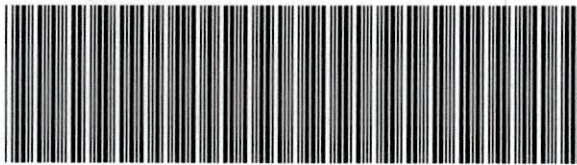
Any provision here which restricts the sale,  
rental or use of the described real property  
because of color or race is invalid and  
unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF MEDINA  
hereby certify that the Instrument FILED in  
number sequence and stamped hereon by  
me and was duly RECORDED in the Official  
Records of Medina County Texas on 01/20/2012  
COUNTY CLERK  
MEDINA COUNTY, TEXAS



*Lisa J. Wierwille*

EXHIBIT "A"

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\*VG-42-2025-25-000116\*

Medina County  
Gina Champion  
Medina County Clerk

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Instrument Number: 25-000116

Foreclosure Posting

Recorded On: July 03, 2025 11:16 AM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$2.00

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\*\*\*\*\* 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: 25-000116  
Receipt Number: 20250703000032  
Recorded Date/Time: July 03, 2025 11:16 AM  
User: Jaylen P  
Station: cccash2

**Record and Return To:**

Martin



STATE OF TEXAS  
Medina County

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 Medina County, Texas

Gina Champion  
Medina County Clerk  
Medina County, TX