

JAN 30 2025

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

BECKY LANDRUM
County Clerk, Hunt County, Tex.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

1. **Date, Time, and Place of Sale.**

DATE: April 1, 2025

TIME: 01:00 PM

PLACE: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

2. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 50.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 22, 2015 and recorded as Instrument Number 2015-4798, real property records of Hunt County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Carl M. Garriss and Elizabeth Garriss, securing the payment of the indebtedness in the original principal amount of \$91,774.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.
5. **Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
6. **Property to be Sold.** The property to be sold is described as follows:
All that certain lot, tract or parcel of land being Lot 55 of Waco Bay Estates, Phase IV, in Hunt County, Texas, as shown on the plat of record in Volume 400, Page 634, Plat Records, Hunt County, Texas.

Together with the Mobile Home situated thereon which is affixed to the aforementioned real



property (as evidenced by Statement of Ownership and Location filed as instrument 2012-273) and incorporated herein and which is intended by all parties to constitute a part of the realty and to pass with it.

Said Mobile Home is identified as follows:

Year/Make(Manufacturer)/Model: 2008/Skyline Corporation/9400 Meadow Ridge Serial Number(s): BR530293WA and BR530293WB Label/Seal Number(s): PFS1030107 and PFS1033629

Commonly known as: 10773 Waco Bay Loop, Wills Point, TX 75169

Parcel Number: 85704

7. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:


**2460 Pasco Verde Parkway
Suite 110
Henderson, Nevada 89074**

8. **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel , whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.

9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: 1/29/2025


Jennifer Hooper

Certificate of Posting

I am Randy Donel whose address is 91 Texas Trustee Services. I declare under penalty of perjury that on 1-30-25 I filed this Notice of [Substitute] Trustees Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

Declarant's Name: Randy Donel
Date: 1-30-25