

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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 status of the sender of this notice immediately.

at 1:47 o'clock PM

JUN 26 2025

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

DATE: August 5, 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

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Skinner*

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 January 19, 2023 and recorded as Instrument Number 2023-01158, real property records of Hunt County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Nathaniel Lee Enns-Gay and Tracie R Enns, securing the payment of the indebtedness in the original principal amount of \$289,000.00, and obligations therein described including by 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:
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 15 OF THE JONES BROTHERS ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53, PAGE 244 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, BEING THAT TRACT OF LAND AS DESCRIBED IN DEED TO JAVIER FLORES, RECORDED IN INSTRUMENT NO. 2022-093701, DEED RECORDS, HUNT COUNTY, TEXAS (D.R.H.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF STUART STREET AND THE EAST LINE OF



POLLARD STREET, BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 15; THENCE NORTH 89 DEGREES 38 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID STUART STREET, A DISTANCE OF 104.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO JABCO REAL ESTATE INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NO. 2018-07786 (D.R.H.C.T.); THENCE SOUTH 00 DEGREES 29 MINUTES 03 SECONDS WEST PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT 60.62 FEET AT THE SOUTHWEST CORNER OF SAID JABCO REAL ESTATE INVESTMENTS, LLC TRACT AND CONTINUING A TOTAL DISTANCE OF 104.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF A TRACT OF LAND AND DESCRIBED IN DEED TO FRANCISCO RIOS AND CHRISTIAN RIOS, RECORDED IN INSTRUMENT NO. 2010-14414 (D.R.H.C.T.), ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO QUANG NGUYEN AND LANH NINH, HUSBAND AND WIFE, RECORDED IN INSTRUMENT NO. 2020-21163 (D.R.H.C.T.); THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS WEST, A DISTANCE OF 102.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID QUANG/NINH TRACT, ALSO BEING IN THE EAST LINE OF THE AFOREMENTIONED POLLARD STREET; THENCE NORTH 00 DEGREES 21 MINUTES 43 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 103.51 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,790 SQUARE FEET OR 0.248 OF AN ACRE OF LAND NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR THE QUANTITY OF THE LAND DESCRIBED HEREIN, ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES, AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE 'B' HEREOF.

A.P.N. #: 48337

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:

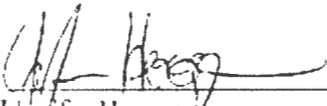
**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

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, Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Margaret Rosanne Kayl, 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.

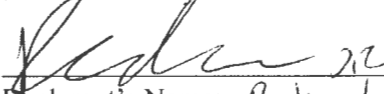
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: 6/25/2025


Jennifer Hooper

Certificate of Posting

I am Richard Carr Jr whose address is 3598 CP 2214, Caddo Mills, TX 75135. I declare under penalty of perjury that on June 26 2025 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: Richard Carr Jr
Date: 6/26/25