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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 service to the sender of this notice immediately.

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

DATE: July 7, 2026

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 14, 2023 and recorded as Instrument Number 2023-06980, real property records of Hunt County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by William Shane Hudelson and Emma Hudelson, securing the payment of the indebtedness in the original principal amount of \$224,627.00, 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 of that tract of land in the City of Celeste, Hunt County, Texas, out of the B.B.B. & C.R.R. Co. Survey, Abstract No. 143, and being all of that called 0.1924 acres of land described in a deed to Erik Orduna Valadez as recorded in File No. 2023-01134 of the Official Public Records of Hunt County, Texas, same being further described in File No 2016-14775 of the Official Public Records of Hunt County, Texas, and same being part of Lot 2 and all of Lot 3, Block 16 of the Original Town of Celeste as recorded in Volume X-1, Page 380 of the Deed Records of Hunt County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being further described as follows:



BEGINNING at a 1/2 inch steel rod found in the West line of S. 4th Street, at the Northeast corner of said 0.1924 acres and at the Southeast corner of that called 0.166 acres of land described as Tract Two in a deed to SZC Holdings LLC as recorded in File No. 2020-01335 of the Official Public Records of Hunt County, Texas. from which a 1/2 inch steel rod found bears North 00 degrees 14 minutes 14 seconds East, 58.00 feet for witness;

THENCE South 00 degrees 14 minutes 14 seconds West, 65.36 feet along the West line of S. 4th Street and the East line of 0.1924 acres to a point at the Southeast corner of said 0.1924 acres and at the Northeast corner of Lot 4 of said Original Town of Celeste, from which a 1/2 inch steel rod found bears South 89 degrees 59 minutes 10 seconds East, 0.28 feet for witness and from which a 3/8 inch steel rod found capped "Fite" bears South 00 degrees 14 minutes 14 seconds West, 252.14 feet for witness;

THENCE North 89 degrees 59 minutes 10 seconds West. 125.76 feet along the South line at said 0.1924 acres and the North line of said Lot 4 to a 3/8 inch steel rod found capped "Fite" in the East line of an alley, at the Southwest corner of said 0.1924 acres and at the Northwest corner of said Lot 4, from which a 3/8 inch steel rod found capped "Fite" bears South 00 degrees 09 minutes 27 seconds West, 187.57 feet for witness.

THENCE North 00 degrees 09 minutes 27 seconds East, 66.59 feet along the East line of said alley and the West line of said 0.1924 acres to a 1/2 inch steel rod found at the Northwest corner of said 0.1924 acres and at the Southwest corner of said 0.166 acres;

THENCE South 89 degrees 25 minutes 39 seconds East, 125.86 feet along the North line of said 0 1924 acres and the South line of 0.166 acres to the POINT OF BEGINNING, containing 0.19 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

- 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:

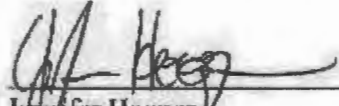
**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

- 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, Agency Sales and Posting, LLC, 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.

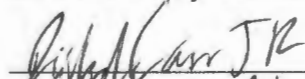
Date: 05/12/2026



Jennifer Hooper

Certificate of Posting

I am Richard Carr JR whose address is 3598 W. 2214 Caddo Mills TX 75135. I declare under penalty of perjury that on May 13, 2024 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: 5-13-26

FILED FOR RECORD
at 12:48 o'clock P M

MAY 13 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 