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POSTED June 6, 2024  
At 8:30 o'clock A M  
Jennifer Hoffpauir  
County Clerk, Runnels County, Texas  
By [Signature] Deputy

1008 N 9TH ST  
Ballinger, TX 76821

August 6, 2024

**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:** August 6, 2024

**TIME:** 10:00 AM

**PLACE:** On the front landing and steps of the Runnels County Courthouse, facing Highway 67, also known as Hutchings Avenue, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's 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 January 20, 2017 and recorded at Book 438, Page 79 and rerecorded on February 18, 2020 at Book 482, Page 618, real property records of Runnels County, Texas.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Harold D. Horton and Christi Horton, securing the payment of the indebtedness in the original principal amount of \$50,375.00, 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:  
Being 60.00 feet by 157.00 feet of land of Lot No. 4, Block C, a subdivision of the Thomas Largent Survey No. 366, Abstract No. 357, City of Ballinger, Runnels County, Texas and being more particularly described by metes and bounds as follows;

Beginning at a 1/2" iron rod with cap set for the southwest corner of this tract and being 50.00 feet S. 60° 00' 00" E. from the southeasterly corner of Lot No. 6, Block No. 9 of the Bowden Addition to the City of Ballinger, Runnels County, Texas and said beginning corner also being the intersection of the north line of North Ninth Street and the east line of Sharp Avenue;

Thence with the west line of this tract and the east line of said Sharp Avenue, N. 30° 00' 00" E.



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157.00 feet to a 1/2" iron rod with cap set for the northwest corner of this tract and being in the south line of an alley;

Thence with the north line of this tract and the south line of said alley, S. 60° 00' 00" E. 60.00 feet to a 1/2" iron rod with cap set for the northeast corner of this tract;

Thence with the east line of this tract, S. 30° 00'00" W. 157.00 feet to a 1/2" iron rod with cap set for the southwest corner of this tract and being in the north line of said north Ninth Street;

Thence with the south line of this tract and north line of said North Ninth Street, N. 60° 00' 00" W. 60.00 feet to the place of beginning and being the same land described in the deed executed by A. F. Brock and wife, Zoe David Brock to E. F. Batts, now of record in Volume 128, Page 486, Deed Records of Runnels County, Texas.

Commonly known as: 1008 North 9th Street, Ballinger, TX 76821

Parcel Number: 37000.0357.05900

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:

2550 Paseo Verde Parkway  
Suite 100  
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, Terry Browder, Laura Browder, Jamie Osborne, 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.

POSTED June 16 2024  
At 8:30 o'clock A M  
Jennifer Hoffpauir  
County Clerk, Runnels County, Texas  
By Cecilia Deputy

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: 05/29/2024

  
Jennifer Hooper

  
Terry Browder

**Certificate of Posting**

I am Terry Browder whose address is 897 Elmwood Abilene TX. I declare under penalty of perjury that on 6-6-24 I filed this Notice of [Substitute] Trustees Sale at the office of the Runnels County Clerk and caused it to be posted at the location directed by the Runnels County Commissioners Court.

  
Declarant's Name: Terry Browder  
Date: 6-6-24

POSTED June 6 2024  
At 8:30 o'clock A M  
Jennifer Hoffpauir  
County Clerk, Runnels County, Texas  
By Rebecca [Signature] Deputy