

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. November 3, 2026

TIME. 10 00 AM

PLACE. Magnolia South Ballroom inside the Bayou City Event Center 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 June 6, 2024 and recorded as Instrument Number RP-2024-208046, real property records of Harris County, Texas

4 Obligations Secured. Deed of Trust or Contract Lien executed by Jesus Eduardo Carias and Sandra Monique Carias, securing the payment of the indebtedness in the original principal amount of \$329,000.00, 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 a tract of land containing 1.9882 acres (86,606 square feet), situated in the J F Smith Survey, Abstract 1430, Harris County, Texas, being all of a tract of land conveyed unto Dylan Wayne Davis by deed as recorded under County Clerk's File No RP-2020-72240 of the Official Public Records of Harris County, Texas, being Lots 5 and 6, in Block 1, of Cypress Point, Section 2, an unrecorded subdivision in Harris County, Texas Said 1.9882-acre tract being more particularly described by metes and bounds as follows

BEGINNING at a found 5/8-inch iron rod for the southeast corner of said Lot 5 and said tract herein described, being in the north right-of-way line of Hargraves Road (60.00 feet wide) same being the southwest corner of Lot 12, in Block 1, of Plantations, a subdivision in Harris County,



2857 Hargraves Rd
Huffman, TX 77336

Texas, according to the map or plat thereof recorded in Film Code No 527124, of the Map Records of Harris County, Texas,

THENCE South 87°47'41" West, along the south line of said Lot 5 and the north right-of-way line of said Hargraves Road, a distance of 314 62 feet to a point of curvature (from which a found 5/8-inch iron rod bears South 56°59' West, a distance of 0 7 feet),

THENCE in a southwesterly direction along the north right-of-way line of said Hargraves Road and being a curve to the left having a radius of 510 00 feet, an arc length of 83 37 feet, a chord bearing of South 83°06'43" West, and a chord distance of 83 27 feet to a found 5/8-inch iron rod at the intersection of said Hargraves Road and the east right-of-way line of East Oilfield Drive (60 00 feet wide) for the southwest corner of said Lot 6 and said tract herein described,

THENCE North 04°17'02" West, along the west line of said Lot 6 and the east right-of-way line of said East Oilfield Drive, a distance of 216 93 feet to a found 5/8-inch iron rod for the northwest corner of said Lot 6 and said tract herein described,

THENCE North 85°42'58" East, along the north lines of said Lots 5 and 6, a distance of 397 58 feet to a found 5/8-inch iron rod for the northeast corner of said Lot 5 and said tract herein described,

THENCE South 04°17'21" East, along the east line of said Lot 5, a distance of 224 57 feet to the POINT OF BEGINNING and containing 1 9882 acres (86,606 square feet), more or less

- 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

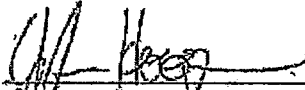
- 8 **Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec 51 0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Agency Sales and Posting, LLC, whose address is c/o Brock & Scott, 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

2857 Hargraves Rd
Huffman, TX 77336

**NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR
AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date 9/9/2026



Jennifer Hooper

Certificate of Posting

I am _____ whose address is _____. I
declare under penalty of perjury that on _____ I filed this Notice of
[Substitute] Trustees Sale at the office of the Harris County Clerk and caused it to be posted at the
location directed by the Harris County Commissioners Court

Declarant's Name _____
Date _____

UNOFFICIAL COPY