FILED 9/17/2026 9:37:30 AM FRCL-2026-6957 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

4715 Ivy Meadow Ln
Katy, TX 77449

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. December 1, 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 party 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 21, 2023 and recorded as Instrument Number RP-2023-230784, real property records of Harris County, Texas

4 **Obligations Secured.** Deed of Trust or Contract Lien executed by EMILY MERCADO AND JOSHUA MERCADO, securing the payment of the indebtedness in the original principal amount of $297,511 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
Lot 4, in Block 8, of CYPRESS MEADOW SEC 5, a subdivision according to the map or plat thereof, filed under Clerk's File No X-467331, recorded under Film Code No 554078 of the Map Records of Harris County, Texas

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

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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 9/15/2026

Jennifer Hooper

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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 _____