

FILED

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

2026 AUG -6 AM 11:08

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: October 6, 2026

TIME: 12:00 PM

PLACE: The south steps of the Franklin 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 August 27, 2021 and recorded as Vol 415, Page 392, real property records of Franklin County, Texas.
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Jonathon Wayne Landis and Patricia Ann Dickey, securing the payment of the indebtedness in the original principal amount of \$362,598.00, 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 the residue of a tract of land conveyed to J.W. Smith by deed recorded in volume 12 page 181 Official Public Records Franklin County, Texas (OPR). This tract is situated in the J. Ladd Survey, Abstract No. 293, Franklin County, Texas. This tract is more specifically described by metes and bounds as follows:

POINT OF BEGINNING (POB) being a Capped (1/2" rebar "RPLS 6020") Steel Rod Set (CSRS) for the most westerly southwest corner of this tract and the northwest corner of a tract of land conveyed to John Rex Tillery by deed recorded in volume 230, page 555 OPR. This POB is in the east line of F.M. 2723.

THENCE: North 00 degrees 30 minutes 15 seconds East with said F.M. 2723 for a distance of



471.65 feet to a 1/2" Steel Pipe Found (SPF) for the northwest corner of this tract, same being the southwest corner of a tract of land conveyed to A. R. Temple by deed recorded in volume 55 page 328 Deed Records Franklin County Texas (DR).

THENCE: North 89 degrees 55 minutes 03 seconds East with a fence for a distance of 1118.36 feet to a 1/2" SPF for the northeast corner of this tract and the southeast corner of said Temple tract. same also being in the west line of a tract of land conveyed to Michael Barnett by deed recorded in volume 237 page 48 OPR.

THENCE: South 00 degrees 38 minutes 00 seconds East (reference bearing line) with a fence for a distance of 789.48 feet to a 1/2" SPF for the southeast corner of this tract, same being the northeast corner of a tract of land conveyed to Sammy L. Young by deed recorded in volume 142 page 387 OPR.

THENCE: North 89 degrees 58 minutes 14 seconds West with a fence for a distance of 562.42 feet to a 1/2" SPF for the most southerly southwest corner of this tract, same being the southeast corner of said Tillery tract.

THENCE: North 02 degrees 31 minutes 40 seconds East for a distance of 335.62 feet to a 1/2" Steel Rod Found for an ell corner of this tract and the northeast corner of said Tillery tract.

THENCE: South 88 degrees 05 minutes 48 seconds West for a distance of 583.94 feet to the POINT OF BEGINNING.

This tract contains 16.07 acres of land, 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:

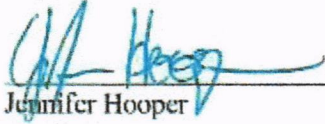
**2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074**

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.

3037 Farm Road 2723
Mount Vernon, TX 75457

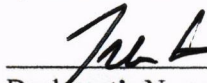
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: 8/4/2026


Jennifer Hooper

Certificate of Posting

I am Jabrid Foy whose address is 24114 Fm 15 Troy Tx 7589. I declare under penalty of perjury that on _____ I filed this Notice of [Substitute] Trustees Sale at the office of the Franklin County Clerk and caused it to be posted at the location directed by the Franklin County Commissioners Court.


Declarant's Name: JABRID FOY
Date: 8.6.2026