

## NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- BEING LOT NO. THREE (3), MT. LAKEVIEW HALF ACRES, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 8, ALSO REFERENCED IN CABINET I, SLIDE 54-A, PLAT RECORDS OF BURNET COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated August 11, 2020 and recorded on August 19, 2020 as Instrument Number 202010317 in the real property records of BURNET County, Texas, which contains a power of sale.
- Sale Information:** May 04, 2021, at 1:00 PM, or not later than three hours thereafter, at the area on the east side of the Burnet County Courthouse (outside the county clerk's office), or in inclement weather the east hallway inside the courthouse, outside the doorway to the county clerk's office, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by KENNETH B. ALLISON secures the repayment of a Note dated August 11, 2020 in the amount of \$179,766.00. VILLAGE CAPITAL & INVESTMENT, LLC, whose address is c/o Village Capital & Investment, LLC, 2863 St. Rose Parkway, Henderson, NV 89052, is the current mortgagee of the Deed of Trust and Note and Village Capital & Investment, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**POSTED**

JANET PARKER  
Burnet County Clerk

*By April Marie Vaughan at 12:57 pm, Apr 13, 2021*



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**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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.**

*FW Miller*

Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, TX 75024

*Angela Zavala*

Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts, Richard Zavala, Jr., Jill Nichols, Meghan Lamonte, Jr  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 13<sup>th</sup> day of April, 2021, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BURNET County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).