

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** August 28, 2026

**NOTE:** Promissory Lien Note described as follows:

**Date:** February 22, 2022  
**Debtor:** Edwin Alejandro Pena Jr  
**Original Creditor:** Mortgage Electronic Registration Systems Inc., as nominee for Sun West Mortgage Company, Inc.  
**Original Principal Amount:** \$338,407.00  
**Current Holder:** SunWest Mortgage Company, Inc.

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** February 22, 2022  
**Grantor:** Edwin Alejandro Pena Jr., a single man  
**Trustee:** Michael Burns, Attorney at Law  
**Current Beneficiary:** Sun West Mortgage Company, Inc.  
**Recorded:** February 24, 2022, Instrument No. RP-2022-100531 of the Public Records of Harris County, State of TX.

**LENDER:** Sun West Mortgage Company, Inc.

**BORROWER:** Edwin Alejandro Pena Jr

**PROPERTY:** The real property described as follows:

LOT 15, IN BLOCK 13, OF SPENCER HIGHWAY GARDENS, SECTION 3, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 67 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**SUBSTITUTE TRUSTEE:** Brent W. Martinelli, Kelley Church, Brandi Wilson, Abstracts/Trustees of Texas, LLC.

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:**

Quintairos, Prieto, Wood & Boyer, P.A.  
255 South Orange Avenue, Suite 900  
Orlando, Florida 32801

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

November 3, 2026, the first Tuesday of the month, to commence at 10:00AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Pursuant to Texas Property Code 51.002, the designated space for sales of real property under a power of sales by the trustees shall be the area of the Bayou City Event Center in the area known as the Magnolia South Ballroom, located at 9401 Knight Road, Houston, Texas 77045, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

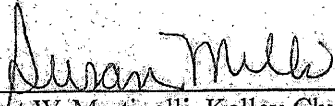
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be

sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:

  
Brent W. Martinelli, Kelley Church, Brandi  
Wilson, Abstracts/Trustees of Texas, LLC., as  
Trustee