

13215 GABY VIRBO DR
HOUSTON, TX 77083

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: November 03, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 16, 2021 and recorded in Document CLERK'S FILE NO. RP-2021-661660 real property records of HARRIS County, Texas, with ARMANDO ZAMBRANA -GUZMAN AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ARMANDO ZAMBRANA -GUZMAN AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$209,757.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. 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 Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PLANET HOME LENDING, LLC
321 RESEARCH PARKWAY
SUITE 303
MERIDEN, CT 06450



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SERVICELINK AGENCY SALES AND POSTING, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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HARRIS

EXHIBIT "A"

0.1377 ACRE (6,000 SQ. FEET) ACRES OF LAND, MORE OR LESS, BEING THE WEST 16.17 FEET OF LOT 4, BLOCK 6 AND THE EAST 43.83 FEET OF LOT 5, BLOCK 6, OUT OF CATALINA VILLAGE, SECTION ONE, A SUBDIVISION PLAT RECORDED IN VOLUME 284, PAGE 68, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, LOCATED IN THE STAFFORD SMITH SURVEY, A-1360, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF CAMPEACHY LANE (60' WIDE) FOR THE SOUTHEAST CORNER OFF LOT 1, BLOCK 6 IN SAID RECORDED PLAT CATALINA VILLAGE, SECTION ONE;

THENCE SOUTH 87°45'16" WEST, A DISTANCE OF 193.83 FEET TO A POINT FROM WHICH A 4-INCH WOOD POST BEARS SOUTH 03°59' EAST, A DISTANCE OF 0.3 FEET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 87°45'16" WEST, WITH THE COMMON LINE OF A TRACT OF LAND CONVEYED TO JOSE R. SILVA AS RECORDED IN C.F. NO. Y239072, A TRACT OF LAND CONVEYED TO KRISTI WOODRING AS RECORDED IN C.F. NO. U725805 AND HEREIN DESCRIBED TRACT, A DISTANCE OF 60.00 FEET TO A POINT FROM WHICH A 4-INCH WOOD POST BEARS NORTH 56°53' WEST, A DISTANCE OF 0.3 FEET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 02°14'44" WEST, WITH THE COMMON LINE OF A TRACT OF LAND CONVEYED TO JOSE S. AMAYA AS RECORDED IN C.F. NO. 20110185629 AND HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO A FOUND 1/2-INCH IRON ROD IN THE THE SOUTH RIGHT-OF-WAY LINE OF GABY VIRBO DRIVE (60' WIDE) FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 87°45'16" EAST, ALONG SAID RIGHT-OF-WAY LINE OF GABY VIRBO DRIVE, A DISTANCE OF 60.00 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°14'44" EAST, WITH THE COMMON LINE OF A TRACT OF LAND CONVEYED TO JIMMY TRAN AS RECORDED IN C.F. NO. RP-2020-290255 AND HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1377 ACRE (6,000 SQ. FEET) OF LAND MORE OR LESS.