



### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that on Wednesday, the 5th day of November 2024; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Waller County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place is the foyer inside the of South entrance to the Waller County Courthouse 400 Sheriff R. Glenn Smith Dr. Hempstead, Texas 77445

**Date of Deed of Trust:** August 2, 2024

**Executed by:** Juan Cepeda, a married man, and Bui Rental RO, LLC

**Original Trustee named in Deed of Trust:** Sean A. Clemmenssen

**Substitute Trustee:** L. Scott Horne

**Original amount of Secured Indebtedness:** \$310,266.00

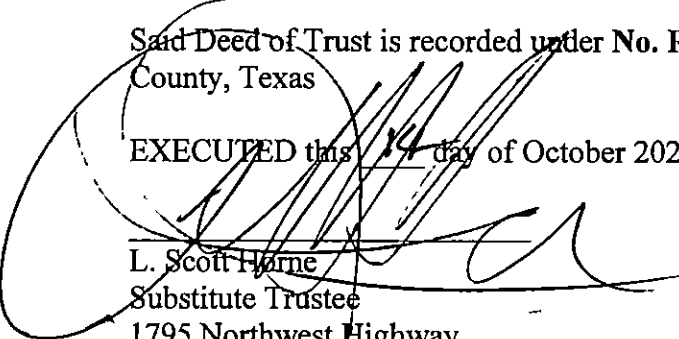
**Original Beneficiary named in Deed of Trust:** Leonardo Herrera and Karen Arlett Herrera

**Holder of Indebtedness:** Leonardo Herrera and Karen Arlett Herrera

**Property described in Deed of Trust:** Situated in Waller County, Texas, and being:  
BEING LOT 12, BLOCK 3, OF SUNTERRA SEC 49, A SUBDIVISION IN  
WALLERCOUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN PLAT NO. 2215868, PLAT RECORDS OF WALLER COUNTY, TEXAS.

Said Deed of Trust is recorded under No. **RP-2024010525** in the Deed of Trust Records, Waller County, Texas

EXECUTED this 14 day of October 2024

  
L. Scott Horne  
Substitute Trustee

1795 Northwest Highway

Garland, Texas 75041

972/271-1700

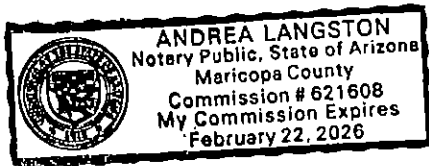
scott@hornerealestatelaw.com

ACKNOWLEDGMENT

*Arizona*  
THE STATE OF ~~TEXAS~~ §  
*maricopa* §  
COUNTY OF ~~DALLAS~~ §

This instrument was acknowledged before me on the 14 day of October, 2024, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.

*Andrea Langston*  
Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

## FILED AND RECORDED

Instrument Number: 24-077

Filing and Recording Date: 10/15/2024 03:36:24 PM Pages: 3 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink, reading "Debbie Hollan". The signature is written in a cursive style with a large initial "D".

Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: