

207 E HOMEWOOD DR  
CROCKETT, TX 75835

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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: January 06, 2026

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST SIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS BAD WEATHER THEN THE 1ST FLOOR LOBBY OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 February 22, 2023 and recorded in Document INSTRUMENT NO. 20230587 real property records of HOUSTON County, Texas, with JUAN CARLO BARRIENTOS MANCILLA, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUAN CARLO BARRIENTOS MANCILLA, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$158,083.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



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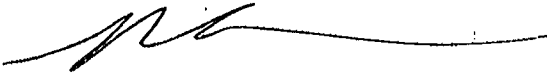
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE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



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 HOUSTON County Clerk and caused to be posted at the HOUSTON County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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HOUSTON



0.303 ACRE OUT OF AND A PART OF THE A.E. GOSSETT SURVEY, A-423, CITY OF CROCKETT, HOUSTON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN A DEED TO LANELL KOEHLER AND RECORDED IN INSTRUMENT NO. 20213455, OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, WHICH 0.303 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND 1/2 INCH IRON ROD FOR THE WEST CORNER OF THIS TRACT AND THE NORTH CORNER OF THE NOW OR FORMERLY CHARLES L. SELBE CALLED 0.289 ACRE TRACT, RECORDED IN INSTRUMENT N. 20222056, OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, AND BEING BACK OF THE CURB OF HOMEWOOD DRIVE;

THENCE N 64 DEG. 03 MIN. 02 SEC. E, 89.86 FEET TO A FOUND 1/2 INCH IRON ROD FOR CORNER, SAME BEING IN THE BACK OF CURB OF SAID HOMEWOOD DRIVE, AND BEING THE WEST CORNER OF NOW OR FORMERLY INTERGRATED REAL ESTATE CONCEPTS LLC, RECORDED IN DOC. NO. 1802402 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE S 26 DEG. 20 MIN. 12 SEC. E, 154.07 FEET TO A FOUND 1/2 INCH IRON ROD FOR CORNER, SAME BEING THE EAST CORNER OF SAID KOEHLER TRACT AND THE SOUTH CORNER OF SAID NOW OR FORMERLY INTEGRATED REAL ESTATE CONCEPTS LLC TRACT, AND ALSO BEING IN THE NORTH LINE OF NOW OR FORMERLY ROBERT AND JACQULYN MEADOWS CALLED 5.00 ACRES TRACT, RECORDED IN DOC. NO. 0200226 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE S 70 DEG. 10 MIN. 34 SEC. W, 87.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTH WEST CORNER OF THIS SAID KOEHLER TRACT AND THE SOUTH EAST CORNER OF SAID NOW OR FORMERLY CHARLES L. SELBE CALLED 0.289 ACRE TRACT, AND BEING IN THE NORTH LINE OF SAID NOW OR FORMERLY ROBERT AND JACQULYN MEADOWS CALLED 5.00 ACRES TRACT;

THENCE N 27 DEG. 27 MIN. 19 SEC. W, 144.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.303 ACRE OF LAND MORE OR LESS.