

CAUSE NO. 2024-18823

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR ABFC 2005-  
WF1 TRUST, ABFC ASSET-BACKED  
CERTIFICATES, SERIES 2005-WF1,  
Plaintiff

IN THE DISTRICT COURT

v.

OSCAR ALBERTO VILLARREAL,  
MARIA NOEMI PENA,  
DORA VILLARREAL HALL,  
GUADALUPE GARCIA,  
SANDRA ERNST,  
LINA VILLARREAL PENA,  
SIMON REYNALDO VILLARREAL,  
ELDA VILLARREAL GUTIERREZ, AND  
THE UNKNOWN HEIRS-AT-LAW OF AIDA  
VILLARREAL, DECEASED  
Defendants

HARRIS COUNTY, TEXAS

IN RE: 16003 CYPRESS VALLEY  
CYPRESS, TEXAS 77429-6365

125<sup>TH</sup> JUDICIAL DISTRICT

ORDER AUTHORIZING SUBSTITUTED SERVICE  
FOR DEFENDANT LINA VILLARREAL PENA

The court considered Plaintiff's motion for substituted service pursuant to Texas  
Rules of Civil Procedure Rule 106. It is

**ORDERED** that the motion for substituted service is GRANTED as follows. It is  
further

**ORDERED** that service of process may be made upon Defendant Lina Villarreal  
Pena by either:

(1) leaving a true copy of the citation, with a copy of the petition attached, with anyone over sixteen years of age at Defendant Lina Villarreal Pena's usual place of abode at 11707 Belicena Rd., San Antonio, TX 78253.

**OR**

(2) affixing a true copy of the citation, with a copy of the petition attached, to the main entry door of Defendant's usual place of abode at 11707 Belicena Rd., San Antonio, TX 78253.

It is further

**ORDERED** that, if service is made by affixing to the main entry door, service shall also comply with the following provisions:

(a) a copy of the citation and petition shall be mailed by both certified mail, return receipt requested, and regular first class mail to the Defendant at the same address at which service is authorized above.

(b) the return of service shall not be made until 30 days after mailing or until the process server receives back the green card from the post office, whichever is earlier;

(c) the return of service shall include a statement setting out the date of mailing and the result of the mailing by certified mail and the date of mailing and the result of mailing by regular mail (i.e., whether the envelope was returned by the post office, or the green card came back signed, or whatever happened as a result of the mailing);and

(d) the executed green card or a copy of any envelope returned by the post office shall be attached to the return of citation.

The return of service of the person executing service pursuant to this order shall otherwise be made in accordance with Rules 16 and 107 of the Texas Rules of Civil Procedure.

Service will be complete upon compliance with this order regardless of whether Defendant signs the certified mail receipt.

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Signed:  
5/29/2024

Kyle Carter  
Judge Presiding



Unofficial Copy Office of Marilyn B. Jones District Clerk

Respectfully submitted,

MCCARTHY & HOLTHUS, LLP

/s/ Myra Homayoun

✓ Myra Homayoun

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