

Martha L Castro

GF 24-165

AFFIDAVIT OF FACTS CONCERNING THE IDENTITY IF HEIRS

*In accordance with TEXAS ESTATES CODE § 203.002*

STATE OF TEXAS           §  
  §       KNOWN BY ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Jose A Molina Sr, who, being first duly sworn, upon oath states:

My name is Jose A Molina Sr. (hereinafter referred to as Affiant) and I live at 14403 Pavilion Point, Apt. 1146, Houston, TX 77083. I am personally familiar with the family and marital history of Martha L Castro, (hereinafter referred to as Decedent) and I have personal knowledge of the facts stated in the Affidavit.

I am the common law spouse of Decedent. I knew the Decedent from 1978 until January 14, 2020. Decedent was born on 08/02/1960 and died on, or around, 01/14/2020. Decedent's place of death was Harris County, Texas. At the time of Decedent's death, Decedent resided in Harris County, Texas.

Decedent's marital status was as follows: married

Decedent had the following Children:

Name: Jose Aristides Molina  
Date of Birth: 10/26/1978  
Address: 14235 Rosetta Dr., Cypress, TX 77429

Name: Fredy Ivan Molina Ventura  
Date of Birth: 11/24/1980  
Address: 14235 Rosetta Drive, Cypress, TX 77429

Children living: Yes

If any of the children listed in the Affidavit are deceased, Affiant attests to the following:

Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children.

Decedent died without leaving a written will.

There has been no administration of Decedent's estate.

Decedent left no debts that rae unpaid.

There are no unpaid estate or inheritance taxes.

Decedent did not apply for or receive Medicaid benefits on or after March 1, 2005.

To the best of my knowledge, decedent owned an interest in the following property:

LOT 2, IN BLOCK 28, OF BONAIRE, SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS,

ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 256, PAGE 113 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Affiant makes this Affidavit with full knowledge that it will be relied upon by various entitles as to the truth of the matter stated herein.

I am aware of the penalties of perjury under Federal law, which includes the execution of false affidavit, pursuant to 18 U.S.C.S., Section 1621 wherein it is provided that anyone found guilty shall be fined or imprisoned not more than 5 years, or both. I am also aware that perjury in the execution of a false affidavit is a criminal act pursuant to Section 37.02 of the Texas Penal Code. Finally, I am also aware that under Section 32.46 of the Texas Penal Code, a person commits an offense, if with intent to defraud or harm a person, he by deception, causes another to sign or execute any document affecting property or service of the pecuniary interest of any person, and that an offense under such Section is a felony of the third degree which is punishable by a fine of \$10,000 and confinement in the Texas Department of Correction for a term of not mor than 10 years or less than 2 years.

I make the foregoing statements knowing that Skyline Title and/or its underwriters is relying on the accuracy thereof for the purpose of issuing a policy or policies of title insurance on the aforementioned real property.

When the context requires, singular nouns and pronouns include the plural. Further Affiant sayeth not."

Executed this 22 day of NOV, 2024.

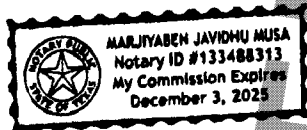
AFFIANT

[Signature]  
Jose A Molina Sr

STATE OF TEXAS §

COUNTY OF HARRIS §

The forgoing instrument was sworn to, subscribed by and acknowledged before me, the undersigned notary, on the 22<sup>nd</sup> day of November 2024, by Jose A Molina Sr.



Marjyabem Javidhu Musa.  
Notary Public, State of Texas

Marjyabem Javidhu Musa.  
Printed Name

December 3, 2025  
My Commission Expires

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

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AFFIDAVIT IN SUPPORT OF AFFIDAVIT FACTS CONCERNING THE IDENTITY OF HEIRS

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STATE OF TEXAS

§

§

KNOWN BY ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Sandra Rodriguez**, who, being first duly sworn, upon his/her oath states:

"My name is Sandra Rodriguez and I reside at 1639 Mustang Canyon way, Houston Texas 77049  
I am over the age of eighteen (18) and am otherwise competent to make this Affidavit.

I have read the foregoing Affidavit of Facts Concerning the Identity of Heirs and I have personal knowledge as to all matters stated therein, and after reviewing said affidavit, hereby state that to the best of my knowledge, all information is accurate and correct.

I am a **friend** and knew the Decedent for 25 years. I acknowledge that I am not an heir to the Decedent nor do I have an interest, financial and/or other, in Decedent's estate. Accordingly, I join as a disinterested party and corroborate the facts of the Affidavit of Facts Concerning the Identity of Heirs only.

Affiant makes this Affidavit with full knowledge that it will be relied upon by various entities as to the truth of the matter stated herein.

I am aware of the penalties of perjury under Federal Law, which includes the execution of a false affidavit, pursuant to 18 U.S.C.S., Section 1621 wherein it is provided that anyone found guilty shall be fined or imprisoned not more than 5 years, or both. I am also aware that perjury in the execution of a false affidavit is a criminal act pursuant to Section 37.02 of the Texas Penal Code. Finally I am also aware that under Section 32.46 of the Texas Penal Code, a person commits an offense, if with intent to defraud or harm a person, he, by deception, causes another to sign or execute any document affecting property or service of the pecuniary interest of any person, and that an offense under such Section is a

Martha L Castro

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felony of the third degree which is punishable by a fine of \$10,000 and confinement in the Texas Department of Corrections for a term of not more than 10 years or less than 2 years.

I make the foregoing statements knowing that Skyline Title and/or its underwriter is relying on the accuracy thereof for the purposes of issuing a policy or policies of title insurance on the aforementioned real property.

I agree to indemnify Skyline Title Company and/or its underwriter for any damages arising from any false statement made in this affidavit

Further Affiant sayeth not."

Executed this 3rd day of December, 2024

AFFIANT:

Sandra Rodriguez

Sandra Rodriguez

STATE OF ~~TEXAS~~ VIRGINIA §  
COUNTY OF ~~HARRIS~~ §  
/ CITY OF NORFOLK

The foregoing instrument was sworn to, subscribed by and acknowledged before me, the undersigned notary,

on the 3rd day of December, 2024, by Sandra Rodriguez.

WITNESS my hand and official seal



Sharon Simone Williams

Notary Public, State of ~~Texas~~ Virginia  
Electronic Notary Public

Sharon Simone Williams

Printed Name

Notarized remotely online using communication technology via Proof.

09/30/2028

My Commission Expires

## AFFIDAVIT IN SUPPORT OF AFFIDAVIT FACTS CONCERNING THE IDENTITY OF HEIRS

# Florida

Martha L Castro

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I make the foregoing statements knowing that Skyline Title and/or its underwriter is relying on the accuracy thereof for the purposes of issuing a policy or policies of title insurance on the aforementioned real property.

I agree to indemnify Skyline Title and/or its underwriter for any damages arising from any false statement made in this affidavit.

Further Affiant sayeth not."

Executed this 26th day of November, 2024

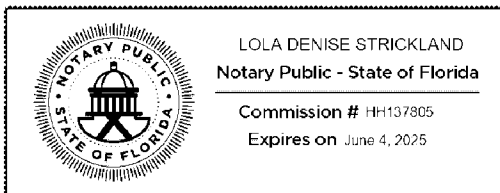
AFFIANT:

*Sandra Molina*

Sandra Molina

STATE OF ~~TEXAS~~ Florida §  
COUNTY OF ~~HARRIS~~ Duval §

The foregoing instrument was sworn to, subscribed by and acknowledged before me, the undersigned notary, on the 26th day of November, 2024, by Sandra Molina.



*Lola Denise Strickland*

Notary Public, State of Texas

Lola Denise Strickland

Printed Name

06/04/2025

My Commission Expires

Provided TX DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

RP-2024-455681

# Pages 7

12/06/2024 02:18 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$45.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS