

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

12402 SOUTH DRIVE
HOUSTON, TX 77099
00000008687899

SUBSTITUTE TRUSTEE'S DEED

GRANTOR(S):
RAM M. DUVVURI AND RATNA V. DUVVURI

DEED OF TRUST DATE: July 10, 1999
DATE OF SALE OF PROPERTY: April 2, 2024

ORIGINAL MORTGAGEE:
BENEFICIAL TEXAS, INC.

TIME OF SALE: 11:00 AM PM
PLACE OF SALE OF PROPERTY:
BAYOU CITY EVENT CENTER, 9401 KNIGHT RD,
HOUSTON TX IN THE LARGE BALLROOM IN THE
DESIGNATED AREA OUTLINED IN THE
COMMISSIONERS COURT ORDER

CURRENT MORTGAGEE:
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF
LSF9 MASTER PARTICIPATION TRUST

GRANTEE/BUYER:
AK INVESTMENT HOLDINGS LLC

MORTGAGE SERVICER:
FAY SERVICING LLC

GRANTEE/BUYER'S MAILING ADDRESS:
19706 HICKORY HEIGHTS DRIVE
CYPRESS, TX 77433

RECORDED IN:
CLERK'S FILE NO. T860923

AMOUNT OF SALE: \$173,000.00

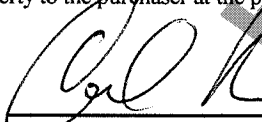
PROPERTY COUNTY/LEGAL DESCRIPTION: HARRIS
LOT EIGHT (8), IN BLOCK (9), IN HUNTINGTON VILLAGE, SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 180, PAGE 20, MAP RECORDS , HARRIS COUNTY,
TEXAS.

Grantor conveyed the property to Trustee in trust to secure payment of the Note. Mortgagee, through the Mortgage Servicer, declared that Grantor defaulted in performing the obligations of the Deed of Trust. Current Mortgagee of the Note, through the Mortgage Servicer, accordingly has appointed Substitute Trustee and requested Substitute Trustee to enforce the trust.

Notices stating the time, place and terms of sale of the property were mailed, posted and filed, as required by law. Substitute Trustee sold the property to Buyer, who was the highest bidder at the public auction, for amount of sale in the manner prescribed by law. The Subject sale was conducted no earlier than 10:00 AM as set forth in the Notice of Substitute Trustee's Sale and was concluded within three (3) hours of such time. All matters, duties and obligations of Mortgagee were lawfully performed.

Substitute Trustee, subject to any matters of record, and for amount of sale paid by buyer as consideration, grants, sells and conveys to Buyer, Buyer's heirs, executors, administrators, successors or assigns forever, the property together with all rights and appurtenances belonging to Grantor. Substitute Trustee hereby sells the above referenced property AS IS without any expressed or implied warranties, except as to warranties of title, and hereby conveys the property to the purchaser at the purchaser's own risk, pursuant to the terms of Texas Property Code §§ 51.002 and 51.009.

WITNESS MY HAND, this 04/10/2024



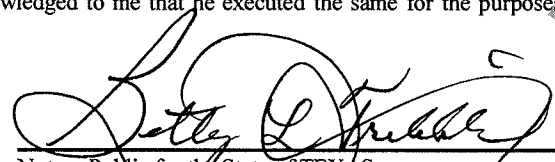
CARL MEYERS
Substitute Trustee

STATE OF TEXAS
COUNTY OF Harris

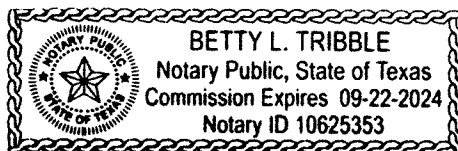
Before me, the undersigned Notary Public, on this day personally appeared CARL MEYERS as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as TX DL, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 04/10/2024.

My Commission Expires:
09-22-2024



Notary Public for the State of TEXAS
BETTY L. TRIBBLE
Printed Name of Notary Public



RETURN TO:
Barrett Daffin Frappier
Turner & Engel, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



RP-2024-143269

STATEMENT OF FACTS

12402 SOUTH DRIVE
HOUSTON, TX 77099

BDFTE No: 00000008687899

Melissa A. McQuillen

BEFORE ME, the undersigned authority on this day personally appeared
known to me, who upon oath administered by me deposed and stated:

- I am a representative of the law firm BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP in connection with the administration of foreclosure of that certain Deed of Trust or Security Instrument ("Deed of Trust") dated July 10, 1999, recorded in CLERK'S FILE NO. T860923, Real Property Records, HARRIS County, TEXAS, executed by RAM M. DUVVURI AND RATNA V. DUVVURI ("Grantor").
- I am making this affidavit based upon certain records maintained within the firm's files in the regular course of its business, which may include images of notices, certified mail forms, the signed Substitute Trustee's Deed, title searches, and other documents and records obtained and maintained in the usual course of business. Together with my general knowledge of mortgage servicer practices for referring foreclosure matters to the firm, the statements and information shown in these records form the basis for the following statements made in this affidavit, which to the best of my knowledge and belief are true.
- FAY SERVICING LLC is the Mortgage Servicer for the Lender or its Nominee concerning the debt evidenced by the Deed of Trust.
- The Mortgagee, through the Mortgage Servicer declared that the Grantor defaulted in performing the obligations of the Deed of Trust and lawfully performed service of a proper notice of default and other obligations and duties of the Mortgage Servicer.
- All notices of acceleration were served on each debtor obligated on the debt according to records obtained from the Mortgage Servicer by certified mail at the last known address of each such debtor in accordance with law. Based upon these records, each mortgagor was alive at the time of the foreclosure sale or if deceased, title was restored to the debt owner through a court judgment, or an underwriter's approval letter obtained, or the statute of limitations to file a probate action has passed and no probate action was filed.
- At the instructions and on behalf of the Mortgage Servicer, Notices stating the time, place and terms of sale of the property were mailed, posted and filed in accordance with law. Notices were served on each debtor obligated on the debt according to records obtained from the Mortgage Servicer by certified mail at the last known address of each such debtor at least twenty one (21) days before the date of the sale.
- Through my work at the firm, I know that the firm follows a regular process in foreclosure matters to ascertain a Grantor's military service status for purposes of the Federal Service Member's Civil Relief Act and state law. I am familiar with this regular process, which involves submitting Grantors' names and identifying information obtained from the Mortgage Servicer or commercially available records searches to the Federal Defense Manpower Data Center ("DMDC") through that agency's official internet search site (the "DMDC" Site). Based upon my review of search returns obtained and maintained in the firm's files and loan records provided by the Mortgage Servicer, no Grantor is reported as on active duty military service or is reported as having concluded active duty military service within the preceding year or qualifies for foreclosure protection under the Federal Service Member's Civil Relief Act and state law.

RP-2024-143269

MAM

STATE OF TEXAS }
COUNTY OF DALLAS }

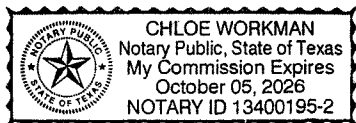
Name: Melissa A. McQuillen

Date: APR 17 2024

Given under my hand and seal of office this 17 day of April, 2024.

Notary Seal:

Chloe Workman
Notary Public for the State of Texas



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: April 02, 2024

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 July 10, 1999 and recorded in Document CLERK'S FILE NO. T860923 real property records of HARRIS County, Texas, with RAM M. DUVVURI AND RATNA V. DUVVURI, grantor(s) and BENEFICIAL TEXAS, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAM M. DUVVURI AND RATNA V. DUVVURI, securing the payment of the indebtednesses in the original principal amount of \$57,589.41, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605



NTSS0000008687899

RP-2024-143269

COPY

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 CARL MEYERS, LEB KEMP, TRACI YEAMAN, ISRAEL CURTIS, JOHN SISK, CLAY GOLDEN, STEPHEN MAYERS, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, CARY CORENBLUM, RAMIRO CUEVAS, MATTHEW HANSEN, ANNA SEWART, BYRON SEWART, EVAN PRESS, DAVID BARRY, PATRICIA POSTON, AUSTIN DUBOIS, NICK FRAME, CHEYANNE TROUTT, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, REX KESLER M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMMING, RYAN BOURGEOIS OR NATHAN SANCHEZ 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 HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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UNOFFICIAL

12402 SOUTH DRIVE
HOUSTON, TX 77099

00000008687899

00000008687899

HARRIS

EXHIBIT "A"

LOT EIGHT (8), IN BLOCK (9), IN HUNTINGTON VILLAGE, SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 180, PAGE 20, MAP RECORDS , HARRIS COUNTY, TEXAS.

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COPY

UNOFFICIAL

CAUSE NO. 2022-67847

Pgs-2

U.S. BANK TRUST, N.A., AS TRUSTEE
FOR LSF9 MASTER PARTICIPATION
TRUST,

Plaintiff,

v.

RAM M. DUVVURI and
RATNA V. DUVVURI,

Defendants.

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IN THE DISTRICT COURT OF

55TH JUDICIAL DISTRICT

HARRIS COUNTY, TEXAS

NCA
7

FINAL JUDGMENT

On this the ___ day of _____, 2023, came on to be considered Plaintiff U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust’s (“Plaintiff” or U.S. Bank”) Motion for Summary Judgment. After considering the pleadings, the evidence on file, the response, if any, and the arguments of counsel, if any, the Court finds that the Motion of merit and should be in all things GRANTED.

IT IS ORDERED that Plaintiff’s Motion for Summary Judgment as to its claims against Ram M. Duvvuri and Ratna V. Duvvuri is GRANTED.

IT IS ORDERED that Plaintiff U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust its successors and assigns, is authorized to proceed with a non-judicial foreclosure sale in accordance with the security agreement, the Texas Rules of Civil Procedure and Texas Property Code section 51.002 concerning the property with a commonly known mailing address of 12402 South Drive, Houston, Texas 77099 (the “Property”) and legally described as:

LOT EIGHT (8), IN BLOCK (9), IN HUNTINGTON VILLAGE, SECTION TWO, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 180, PAGE 20, MAP RECORDS, HARRIS COUNTY, TEXAS.

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UNOFFICIAL COPY

IT IS ORDERED that this judgment serves as an order authorizing Plaintiff, its successors or assigns, to non-judicially foreclose its lien in compliance with Texas Constitution art. XVI § 50(a)(6), the Loan Agreement and TEX. PROP. CODE § 51.002;

IT IS FURTHER ORDERED that no personal liability or deficiency for the loan agreement debt shall be asserted against Ram M. Duvvuri and Ratna V. Duvvuri.

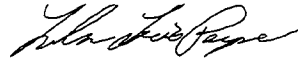
IT IS ORDERED that Plaintiff, or its successors and assigns, is entitled to recover the amount owed under the Loan Agreement with a foreclosure of the Loan Agreement against the Property.

All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this _____ day of _____ 2023.

Signed:
9/18/2023



PRESIDING JUDGE

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Pages 8
04/22/2024 03:17 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$49.00

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

RP-2024-143269

UNOFFICIAL COPY