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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.

LOT 10 COMMONS TRAIL LANE
HUFFMAN, TX 77336
20090159907355

SUBSTITUTE TRUSTEE'S DEED

GRANTOR(S):
MICHAEL W. STALLWORTH

DEED OF TRUST DATE: November 14, 2005
DATE OF SALE OF PROPERTY: October 6, 2009

ORIGINAL MORTGAGEE:
INDYMAC BANK, F.S.B.

TIME OF SALE: 2:04 AM/PM

PLACE OF SALE OF PROPERTY:
DESIGNATED AREA AT THE HARRIS COUNTY FAMILY
LAW CENTER PER COMMISSIONER'S COURT ORDER
DATED 03/18/03, CLERK'S FILE NO. W516820 OR AS
FURTHER DESIGNATED BY THE COUNTY
COMMISSIONERS

CURRENT MORTGAGEE:
INDYMAC VENTURE, LLC

GRANTEE/BUYER:
INDYMAC VENTURE, LLC

MORTGAGE SERVICER:
T.D. SERVICE COMPANY

GRANTEE/BUYER'S MAILING ADDRESS:
460 SIERRA MADRE VILLA AVE.
#101 - HS 01-04
PASEDNA, CA 91107

RECORDED IN:
CLERK'S FILE NO. Y995004

AMOUNT OF SALE: \$ 52,285.06


PROPERTY COUNTY/LEGAL DESCRIPTION: HARRIS
LOT TEN (10), IN BLOCK ONE (1), OF COMMONS OF LAKE HOUSTON, SECTION SEVEN (7), A SUBDIVISION IN HARRIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 421002 OF THE MAP
RECORDS OF 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 1:00PM 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 October 06, 2009.



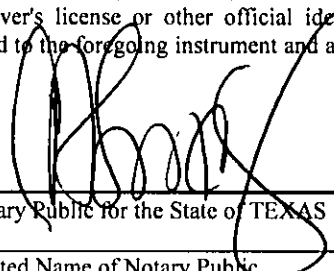
~~REX KEBLER, T. REDER, J. POLLIS OR N. SANCHEZ~~
Substitute Trustee

STATE OF TEXAS
COUNTY OF HARRIS

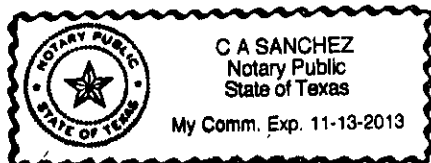
Before me, the undersigned Notary Public, on this day personally appeared ~~REX KEBLER, T. REDER, J. POLLIS OR N. SANCHEZ~~ as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed 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 October 06, 2009.

My Commission Expires:



Notary Public for the State of TEXAS
Printed Name of Notary Public



HOLD FOR :
BDFTE



RP 068-17-0621

AFFIDAVIT

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority on this day personally appeared Cindy Sanchez, who after being duly sworn, deposed and stated:

- I am an employee of National Default Exchange, LP, an affiliated service provider for BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, attorney for T.D. SERVICE COMPANY at the time of the events hereinafter set forth and make this affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.
- This affidavit is made with respect to the foreclosure of that certain Deed of Trust dated November 14, 2005, recorded in CLERK'S FILE NO. Y995004, Real Property Records, HARRIS. County, TEXAS, executed by:

MICHAEL W. STALLWORTH

to CHARLES A. BROWN, Trustee(s) to secure payment of a Note to INDYMAC BANK, F.S.B..
- T.D. SERVICE COMPANY is the Mortgage Servicer for INDYMAC VENTURE, LLC, the Mortgagee of the indebtedness secured by said Deed of Trust. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a current servicing agreement with the Mortgagee.
- To the best of my knowledge and belief, proper notice of default was served prior to acceleration of the indebtedness. All obligations and duties of the Mortgage Servicer were performed in the manner required by law and all notices were served on each debtor at the last known address of each such debtor.
- To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were not on active duty with any branch of the Armed Forces of the United States or were not protected by the Servicemembers Civil Relief Act on the date of the Trustee's Sale and were alive on the date of such sale.
- At the instructions and on behalf of the Mortgage Servicer, notice of acceleration of indebtedness and Trustee's Sale was served on each debtor obligated on the debt, in strict compliance with the Texas Property Code, by certified mail at least twenty-one (21) days prior to the date therein specified for sale at the last known address of each such debtor.
- At the instructions and on behalf of the Mortgage Servicer, Notice of Trustee's Sale was filed with the County Clerk in the county or counties in which the subject property is situated and copies thereof posted at said courthouse(s) as required by law and in the manner specified by ordinance and custom.

RP 068-17-0622

DATED: October 06, 2009

Cindy Sanchez
AFFIANT: Cindy Sanchez

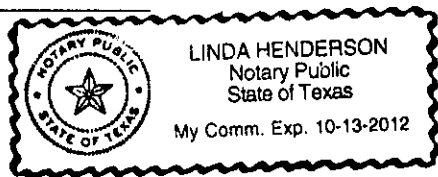
STATE OF TEXAS }
COUNTY OF HARRIS }

Sworn to and subscribed before me, the undersigned Notary Public, on this day personally appeared Cindy Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6 day of October, 2009

My Commission Expires:

Linda Henderson
Notary Public for the State of TEXAS



Printed Name of Notary Public

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 the number Sequence on the date and at the place stated herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

OCT 13 2009



Barrett Daffin
COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED

2009 OCT 13 AM 11:51

Beverly B. Keppner
COUNTY CLERK
HARRIS COUNTY, TEXAS

RETURN TO:
BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

