

T.S. Number: 105733-TX

Substitute Trustee's Deed

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 DRIVER'S LICENSE NUMBER.

STATE OF Texas
COUNTY OF Harris

WHEREAS, TREY C. LEWIS, A SINGLE MAN, in order to secure the payment of a Note for the sum set forth in said Note, payable to the order of CITADEL SERVICING CORPORATION, made, executed and delivered to TERRIE HAGERTY, Trustee, a certain Deed of Trust dated 12/18/2018, recorded in Instrument No. RP-2018-566943 of the Real Property Records of Harris County, Texas, to which Deed of Trust and its record reference is here made for a detailed description of said Note, the terms and covenants of said Deed of Trust, and the lands and premises there conveyed; said land being more particularly described as follows:

BEING ALL OF TRACT I AND TRACT II AS RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER X332854 AND BEING HEREIN DESCRIBED AS COMPRISING TRACT 1: THE WEST 98.52 FEET OF LOT 4 & THE EAST 30 FEET OF LOT 5 AND TRACT 2: 7373-SQUARE FOOT TRACT OUT OF THE WEST 95 FEET OF LOT 5, BOTH IN BLOCK 3, GREENWOOD ADDITION AS RECORDED IN VOLUME 37, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (BASIS OF BEARINGS RECITED HEREIN), SAID 7373-SQUARE FOOT TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

MORE COMPLETELY DESCRIBED IN EXHIBIT "A"

WHEREAS, said Note together with the liens securing same was transferred and assigned in due course for value before maturity to WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-2, and

WHEREAS, it is provided in said Deed of Trust that failure to make any of the payments in the above described Note as the same became due and payable, or failure to comply with any or all of the covenants and conditions of said Deed of Trust, shall, at the option of WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-2, or the legal or equitable holder thereof, mature the whole of said Note and in such event or events and at the request of the owner or holder of said Note secured by said Deed of Trust, the said Trustee or his successors shall enforce said Deed of Trust by selling the hereinbefore described land and premises according to law, and in accordance with the provisions of said Deed of Trust, all as more fully set out in said Deed of Trust; and,

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WHEREAS, Default was made in the payment of said Note according to the terms, tenor and effect thereof, and the legal or equitable owner or holder of said Note, after all required notices were given, evidenced by Declaration or affidavit of Notice to Debtors and Declaration or affidavit of Military Status, attached hereto and made a part hereof; declared the whole note immediately due and payable and the Trustee named in said Deed of Trust having been removed, the owner and holder of said indebtedness appointed the undersigned as Substitute Trustee, and requested the undersigned to sell said land and premises according to law and in accordance with the provisions of said Deed of Trust, in satisfaction of the indebtedness secured by said Deed of Trust; and,

WHEREAS, the holder of the debt, by certified mail, has given written notice to the debtors at their last known address that the debtor was in default under the terms of the Deed of Trust and giving the debtor at least twenty days to cure the default (or thirty days if the above referenced Deed of Trust so states) prior to the entire debt being accelerated and the Notice of Trustee Sale given; and,

WHEREAS, the said land above described was advertised for sale, and written notices of sale were posted in accordance with the terms of said Deed of Trust and in accordance with the laws of the State of Texas pertaining to the foreclosure under the Deed of Trust, at least 21 days preceding the date of sale at the Courthouse Door of Harris County, Texas; and,

WHEREAS, the holder of the debt requested the Substitute Trustee and by this instrument the Substitute Trustee swears, deposes and states under oath that from the Declaration or affidavit of Notice to Debtors and Declaration or affidavit of Military Status attached hereto there was served written notice of the proposed sale by certified mail at least twenty-one (21) days preceding the date of sale on each debtor obligated to pay such debt according to the records of such holder by deposit of the Notice, enclosed in a postpaid wrapper, properly addressed to each debtor at the most recent address shown by the records of the holder of the debt, in a post office or official depository under the care and custody of the United States Postal Service; and a copy of such Notice of Sale was filed with the County Clerk of such County preceding the date of this sale; and that the Mortgagor(s), is/are alive and was/were not in the military service 1 year prior to the day of sale; and,

WHEREAS, I, the said Substitute Trustee, after all prerequisites required by law and/or by said Deed of Trust have been duly satisfied by the holder of the Note, and by said Substitute Trustee, did conduct the sale on 12/6/2022, said sale beginning no earlier than 10:00 AM o'clock and being concluded within 3 hours of such starting time on the date for which said sale was advertised, offering the said land and premises for sale and conducting said sale in the area of the Courthouse designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place and if no place was designated by the Commissioner's Court, the sale was conducted at the place where the Notice of Trustee's Sale was posted in the County Courthouse; and,

WHEREAS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-2 at the said sale, (hereinafter "Grantee"), whose address is 9726 Old Bailes Road, Suite 200 Fort Mill, South Carolina 29707-7882 bid for said land and premises the sum of \$939,658.51, which was the highest and best bid offered

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for said land and premises, whereupon said land and premises were knocked off and sold for said sum to the said Grantee in accordance with the terms and provisions of said Deed of Trust.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: that I, the said Substitute Trustee, named and appointed under the terms of said Deed of Trust, acting herein under and by virtue of the power conferred upon me by the said Deed of Trust, and in accordance with the laws of the State of Texas, for and in consideration of the sum bid as aforesaid, which amount has been applied in accordance with the terms of said Deed of Trust on the indebtedness secured by it, subject to any matters of record, do hereby bargain, sell and convey unto the said Grantee the said hereinbefore described land and premises "as is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk pursuant to Texas Property Code sections 51.002 and 51.009, together with all and singular the rights and appurtenances to the same in anywise belonging.

A declaration of notice to debtors and military status is attached hereto as Exhibit 1.

EXECUTED on 12/13/22.

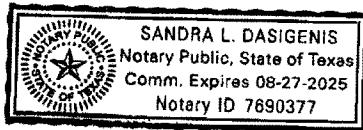
[Signature]
Substitute Trustee Jeff Leva

THE STATE OF TEXAS §
COUNTY OF HARRIS §

Before me Sandra L. Dasigenis on this day personally appeared JEFF LEVA known to me (or proved to me on the oath of _____ or through _____ 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.

(Seal)

Given under my hand and seal of office this 13TH day of DECEMBER, 2022.



[Signature]
Signature of Notary Public

NOTE: This Substitute Trustee was appointed as such in the Notice of Sale, pursuant to the Texas Property Code, Chapter 51, Section 51.0076. Therefore, the Notice of Sale, which has been filed with the County Clerk, contains the appointment of this Substitute Trustee.

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EXHIBIT 1

**DECLARATION OF NOTICE TO DEBTORS
AND MILITARY STATUS**

Unsworn Declaration
(Pursuant to Chapter 132, Texas Civil Practice & Remedies Code)

My name is Paul A. Hoefker, and my date of birth is 10/20/1957.
My address is 701 North Post Oak Road, Suite 205, Houston, TX 77024.

I am over the age of 18 and competent to make this declaration. This declaration relates to the foreclosure of the Deed of Trust dated 12/18/2018, recorded under Clerk's File No. RP-2018-566943, in the real property records of Harris County, Texas, executed by TREY C. LEWIS, A SINGLE MAN to secure the payment of a Note to CITADEL SERVICING CORPORATION and covering the real property described as follows:

BEING ALL OF TRACT I AND TRACT II AS RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER X332854 AND BEING HEREIN DESCRIBED AS COMPRISING TRACT 1: THE WEST 98.52 FEET OF LOT 4 & THE EAST 30 FEET OF LOT 5 AND TRACT 2: 7373 -SQUARE FOOT TRACT OUT OF THE WEST 95 FEET OF LOT 5, BOTH IN BLOCK 3, GREENWOOD ADDITION AS RECORDED IN VOLUME 37, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (BASIS OF BEARINGS RECITED HEREIN), SAID 7373-SQUARE FOOT TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

MORE COMPLETELY DESCRIBED IN EXHIBIT "A"

The holder of the referenced debt gave proper notice of default and intent to accelerate to the obligor(s) and an opportunity to cure of at least twenty days prior to acceleration, in accordance with Section 51.002(d) of the Texas Property Code.

The Notice of Trustee's Sale concerning the referenced foreclosure was posted at least twenty-one (21) days preceding the date of the sale conducted at the designated area of the courthouse of the county in which the property is located, and if required, at two (2) other public places in the county. The Notice of Trustee's Sale was filed in the office of the County Clerk of such county at least twenty-one (21) days preceding the date of the sale.

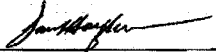
Further, the holder of the debt caused the Notice of Trustee's Sale and Notice of Acceleration and Posting to be mailed by Certified Mail, Return Receipt Requested to all obligors according to the records of the holder, at least twenty-one (21) days preceding the date of sale.

That, to the best of my knowledge, the owner(s) of the property at the time of the Substitute Trustee's Sale was/were alive on said date and time of the foreclosure sale, and based on research obtained from the following internet military site, Defense Manpower, it is my belief that the owners of the property, were not in the military service one (1) year prior to said Trustee's Sale.

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I declare under penalty of perjury that the foregoing is true and correct.

Executed in Harris County, State of Texas, on 12/7/2022.


Declarant- Paul A. Hoefker

RETURN TO:

ALDRIDGE PITE, LLP
4375 Jutland Drive, Suite 200
P.O. Box 17935
San Diego, CA 92177-0935
Attn: Paul A. Hoefker
Fax #: 619-590-1385

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EXHIBIT "A"

BEING ALL OF TRACT I AND TRACT II AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER X332854 AND BEING HEREIN DESCRIBED AS COMPRISING TRACT 1: THE WEST 98.62 FEET OF LOT 4 & THE EAST 30 FEET OF LOT 5 AND TRACT 2: 7373-SQUARE FOOT TRACT OUT OF THE WEST 98 FEET OF LOT 5, BOTH IN BLOCK 8, GREENWOOD ADDITION AS RECORDED IN VOLUME 37, PAGE 33 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (BASIS OF BEARINGS RECITED HEREIN), SAID 7373-SQUARE FOOT TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND ON THE NORTH LINE OF MANHOE STREET (CALLED 80' WIDE) AND THE SOUTH LINE OF SAID LOT 5, SITUATED SOUTH 89° 29' 40" WEST ALONG SAID SOUTH LINE A DISTANCE OF 30 FEET FROM THE COMMON SOUTH CORNER OF SAID LOTS 5 AND 4, BEING THE COMMON SOUTH CORNER OF SAID CALLED TRACT I AND SAID CALLED TRACT II AND THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE SOUTH 89° 29' 40" WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND SAID MANHOE STREET AND THE SOUTH LINE OF SAID CALLED TRACT II, A DISTANCE OF 28.33 FEET TO A 1/2 INCH IRON ROD WITH CAP SET ON SAID COMMON LINE AT THE COMMON SOUTH CORNER OF SAID CALLED TRACT II AND THAT CALLED 1022-SQUARE FOOT PUBLIC STREET EASEMENT AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER W271654, BEING A CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE NORTH 00° 30' 20" WEST, CROSSING SAID LOT 5, ALONG A COMMON LINE OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, A DISTANCE OF 21.84 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT A COMMON CORNER OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, BEING A CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE SOUTH 89° 29' 40" WEST, CROSSING SAID LOT 5, ALONG A COMMON LINE OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, A DISTANCE OF 48.58 FEET TO A 1/2 INCH IRON ROD WITH CAP SET ON THE EASTERLY LINE OF LOOP 810 AT THE COMMON WEST CORNER OF SAID CALLED TRACT II AND SAID CALLED 1022-SQUARE FOOT TRACT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE NORTH 05° 48' 11" EAST, CROSSING SAID LOT 5, ALONG THE COMMON LINE OF SAID CALLED TRACT II AND SAID LOOP 810, A DISTANCE OF 103.65 FEET TO A 1/2 INCH IRON ROD WITH CAP SET ON THE EASTERLY LINE OF SAID LOOP 810 AND THE NORTH LINE OF SAID LOT 5 AT THE COMMON WEST CORNER OF SAID CALLED TRACT II AND POST OAK ACRES AS RECORDED UNDER FILM CODE 498046 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE NORTH 89° 29' 40" EAST, ALONG THE COMMON LINE OF SAID LOT 5 AND SAID POST OAK ACRES AND THE NORTH LINE OF SAID CALLED TRACT II, A DISTANCE OF 80.27 FEET (CALLED 80.00 FEET) TO A 1 INCH IRON PIPE FOUND ON SAID COMMON LINE AT THE COMMON NORTH CORNER OF SAID CALLED TRACT I AND SAID CALLED TRACT II, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 7373-SQUARE FOOT TRACT 2;

THENCE SOUTH 00° 30' 20" EAST (CALLED SOUTH 00° 37' 38" EAST), CROSSING SAID LOT 5, ALONG THE COMMON LINE OF SAID CALLED TRACT I AND SAID CALLED TRACT II, A DISTANCE OF 124.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 7373 SQUARE FEET.

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COPY

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Pages 7
12/14/2022 01:45 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$38.00

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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

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