

FORECLOSURE SALE DEED

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.

Date: May 7, 2019

Security Instrument:

Recording Information: Harris County Clerk's File Number V506535, Microfilm Page Number 547-34-1610, et. seq. of the Real Property Records of Harris County, Texas

Property: Lot Twenty-Three (23) in Block Twenty-Two (22) of MEMORIAL NORTHWEST , SECTION FOUR (4), an Addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 225, Page 85 of the Map Records of Harris County, Texas, more commonly known as 17810 Theisswood Lane, Spring, Harris County, Texas 77379-6143.

Date of Sale of Property: May 7, 2019

Time Sale of Property Began: 10:05 O'clock A.M.

Place of Sale of Property: Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045

Purchaser: Majid Safshekan and Setareh Yazdkhasti

Sales Price: ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00)
DOLLARS

Default has occurred in the payment of the obligations secured by the Security Instrument ("the Obligations"). A demand to cure and notice of intent to accelerate and notice of acceleration of the unpaid balance of the principal of the Obligations was made, and the default was not cured. The duly appointed Substitute Trustee exercised the power of sale contained in the Security Instrument.

Pursuant to the requirements of the Security Instrument and the laws of the State of Texas, written notice of the time, place, date, and terms of the public foreclosure sale of the Property was posted at the courthouse door of Harris County, Texas, the county in which the Property is situated, and a copy of the notice was also filed with the county clerk of Harris

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County, Texas, each notice having been posted and filed for at least twenty-one days preceding the date of the foreclosure sale.

Additionally, written notice of the time, date, place, and terms of the foreclosure sale was served on behalf of the current mortgagee by certified mail on each debtor who, according to the records of the current mortgagee, is obligated to pay any of the Obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current mortgagee at least twenty-one days preceding the date of the foreclosure.

Written notice of default and of the opportunity to cure the default to avoid acceleration of the maturity of the note was served on behalf of the current mortgagee by certified mail on each debtor who, according to the records of the current mortgagee, is obligated to pay any of the Obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current mortgagee at least twenty days preceding the date of the acceleration of the maturity of the note and the posting of the Property for foreclosure.

Attached are affidavits for the mailing of notices of intent to accelerate the maturity of the note to debtors and posting and mailing of notice of foreclosure sale and conduct of the foreclosure sale.

In consideration of the premises and of the bid and payment of the amount of ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00) DOLLARS, the highest bid, by Purchaser, I as Substitute Trustee, by virtue of the authority conferred on me in the Security Instrument, have granted, sold and conveyed all of the Property to Purchaser and Purchaser's heirs, successors and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging unto Purchaser and Purchaser's heirs, successors and assigns forever pursuant to the provisions of Chapter 51 of the Texas Property Code.

I, as the Substitute Trustee, do hereby bind the mortgagor and mortgagor's heirs, successors and assigns to warrant and forever defend the Property to Purchaser and Purchaser's heirs, successors and assigns forever, against the claim or claims of all persons claiming the same or any part thereof, subject to any prior liens, the right of rescission contained in Section 51.016 of the Texas Property Code, and other exceptions to conveyance and warranty in the Security Instrument.

The Substitute Trustee does not make any warranty or representation as to the merchantability or fitness for use or a particular purpose of the Property. Substitute Trustee is selling the Property described above on an "as is" and "where is" basis and disclaims any implied or express warranties with respect to such Property, except as to warranties of title, and at Purchaser's own risk.

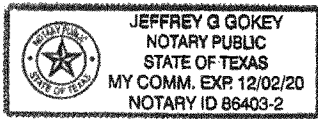
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Executed on May 7, 2019.

Larry D. Harvey Substitute Trustee
LARRY D. HARVEY, Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared LARRY D. HARVEY, as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein express and in the capacity therein stated.



Jeffrey G. Gokey
Jeffrey G. Gokey
(Printed Name of Notary)
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My commission expires: 12/02/2020

GRANTEE'S ADDRESS:

7 Beaver Tail Pl
Houston Texas 77024

RETURN TO:

RP-2019-204448

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TRUSTEE'S AFFIDAVIT

STATE OF TEXAS
COUNTY OF HARRIS

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

LARRY D. HARVEY appeared in person before me today and stated under oath:

"My name is Larry D. Harvey. I am competent to make this Affidavit. The facts stated in this Affidavit are within my personal knowledge and are true and correct.

Under the direction of Diane S. Matthews, the legal holder of the deed of trust described below and of the obligations secured thereby, I, as the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated December 21, 2001, filed for record under Harris County Clerk's File Number V506535, Microfilm Page Number 547-34-1610, et. seq., of the Real Property Records of Harris County, Texas, securing payment of the promissory note of the same date in the original principal amount of ONE HUNDRED FOUR THOUSAND AND NO/100 (\$104,000.00) DOLLARS, executed by Michael D. Gassert and wife, Peatrice R. Gassert and payable to the order of Diane S. Matthews, did post, on April 8, 2019, signed copies of a Notice of Foreclosure Sale, of which a true and correct copy is attached to and incorporated in this Affidavit by reference for all purposes, at the officially designated place, located in the lobby of Harris County Family Law Center, 1115 Congress Avenue, Houston, Harris County, Texas, at 10:50 A.M. and filed a duplicate of the Notice of Foreclosure Sale with the County Clerk's Office of Harris County, Texas, at 11:20 A.M. that same day.

As set forth in the attached Mailing Affidavit for Representative of Trustee, a true and correct copy of the Notice of Foreclosure Sale was served on the following persons on April 8, 2019, at 12:31 P.M. by depositing the same, postage prepaid, certified mail,

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return receipt requested, in a post office or official depository of U.S. Postal Service. The persons served with notices and their addresses are as follows:

Mr. Michael D. Gassert, 2229 Warrington Avenue, Flower Mound, Texas, 75028-4622

Ms. Peatrice R. Gassert, 17810 Theisswood Lane, Spring, Texas 77379-6143

Said Notice to Mr. Michael D. Gassert was received by him on April 10, 2019. Said Notice to Ms. Peatrice R. Gassert was returned to sender.

Further, on May 7, 2019, at a time not earlier than the time set forth in the Notice of Foreclosure Sale and beginning not later than three hours thereafter, I did conduct the foreclosure sale. The foreclosure sale occurred in the Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045.

As set forth in the attached Mailing Affidavit for Representative of Substitute Trustee, I gave Notice of Non-Judicial Sale of Property, Form 14497, to the Department of the Treasury-Internal Revenue Service by letter addressed to I.R.S. Advisory Group, 1919 Smith Street, 5021 HOU, Houston, Texas 77002 on April 8, 2019.

As set forth in the attached Mailing Affidavit for Representative of Substitute Trustee, I notified Mr. Michael D. Gassert and Ms. Peatrice R. Gassert that both he and she had a period on not less than twenty days to cure the default before the entire debt secured by the deed of trust became due and Notice of Foreclosure Sale was given.

At the time that any notice was given to Mr. Michael D. Gassert and Ms. Peatrice R. Gassert, as grantors and mortgagors in the above described deed of trust to H. Wayne White, original Trustee, and Larry D. Harvey, Substitute Trustee, and/or any other party obligated on the debt according to the records of Diane S. Matthews, as beneficiary and mortgagee in the above described deed of trust, and at the time of the resulting sale and

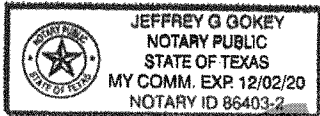
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for the period ninety days in advance of same, to the best of my knowledge, and according to the Department of Defense Manpower Data Center, neither such mortgagor nor any other party obligated on the debt was a member of the Armed Services of the United States of America."

Larry D. Harvey
LARRY D. HARVEY, AFFIANT

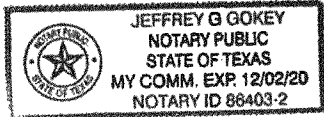
SWORN TO AND SUBSCRIBED before me on this the 7th day of May, 2019.

Jeffrey G. Gokey
Jeffrey G. Gokey
(Printed Name of Notary)
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My commission expires: 12/02/2020



THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on this the 7th day of May, 2019, by LARRY D. HARVEY.



Jeffrey G. Gokey
Jeffrey G. Gokey
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
My commission expires: 12/02/2020

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Notice of Foreclosure Sale

April 8, 2019

Sale Date: May 7, 2019

("Deed of Trust"):

Dated: December 21, 2001

Grantor: Michael D. Gassert and wife, Peatrice R. Gassert

Original Trustee: H. Wayne White

Substitute Trustee: Larry D. Harvey

Lender: Diane S. Matthews

Recorded in: County Clerk's File Number V506535, Microfilm Page
Number 547-34-1610, et. seq. of the Real Property Records of Harris
County, Texas.

Legal Description: Lot Twenty-Three (23) in Block Twenty-Two (22) of MEMORIAL
NORTHWEST, SECTION FOUR (4), an Addition in Harris County,
Texas, according to the map or plat thereof recorded in Volume 225, Page
85 of the Map Records of Harris County, Texas, more commonly known
as 17810 Theisswood Lane, Spring, Harris County, Texas 77379-6143.

Secures: Promissory Note(s) in the original principal amount of
ONE HUNDRED FOUR THOUSAND AND NO/100 (\$104,000.00)
DOLLARS, executed by Michael D. Gassert and Peatrice R. Gassert
("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: May 7, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and
4:00 P.M. local time; **the earliest time at which the Foreclosure Sale
will begin is 10:00 A.M. and not later than three hours thereafter.**

Place: Bayou City Event Center, 9401 Knight Road, Houston, Harris County,
Texas 77045

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the
Property will sold to the highest bidder for cash, except that Lender's bid

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may be credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

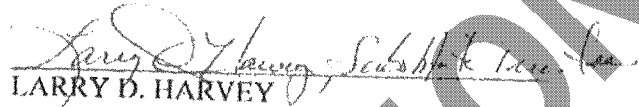
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly encouraged to examine the applicable property records to determine the nature and extent of such matters, in any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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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.


LARRY D. HARVEY

Substitute Trustee

Attorney for Lender/Beneficiary

State Bar No.: 09180300

Email Address: ldharvey@hdwhc.com

14505 Torrey Chase Blvd., Suite 415

Houston, Texas 77014

Telephone: 281-440-4480

Telefax: 281-440-5571

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MAILING AFFIDAVIT FOR REPRESENTATIVE OF SUBSTITUTE TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

JEFFREY G. GOKEY appeared in person before me today and stated under oath:

"My name is JEFFREY G. GOKEY. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

Under the direction and at the request of LARRY D. HARVEY, the Substitute Trustee appointed to enforce the power of sale contained in the deed of trust dated December 21, 2001, executed by Michael D. Gassert and wife Peatrice R. Gassert, originally to H. Wayne White, Trustee, filed for record under Harris County Clerk's File Number V506535, Microfilm Page Number 547-34-1610, et. seq., of the Real Property Records of Harris County, Texas, securing payment of the promissory note described therein, I did deposit a signed original of a letter entitled "Notice of Default on a Promissory Note and Notice of Intent to Accelerate Loan" addressed to Ms. Peatrice R. Gassert, with the United States Post Office, certified mail, return receipt requested, certified mail number 7018 0680 0001 5674 2159, on February 28, 2019. I also deposited a signed original of a letter "Notice of Default on a Promissory Note and Notice of Intent to Accelerate Loan" addressed to Mr. Michael D. Gassert at 17810 Theisswood Lane, Spring, Texas 88389-6143, with the United States Post Office, certified mail, return receipt requested, certified mail number 7018 0680 0001 5674 2166, on February 28, 2019. I also deposited a signed original of a letter "Notice of Default on a Promissory Note and Notice of Intent to Accelerate Loan" addressed to Mr. Michael D. Gassert at 2229 Warrington Avenue, Flower Mound, Texas 75028-4622, with the United States Post Office, certified mail, return receipt requested, certified mail number 7018 0680 0001 5674 2180, on February 28, 2019.

I did deposit a signed original of a letter entitled "Notice of Acceleration" addressed to Ms. Peatrice R. Gassert, with the United States Post Office, certified mail, return receipt requested, certified mail number 7018 0680 0001 5674 2197, on March 25, 2019. I also deposited a signed original of a letter entitled "Notice of Acceleration " addressed to Mr. Michael D. Gassert at 2229 Warrington Avenue, Flower Mound, Texas 75028-4622 with the United States Post Office, certified mail, return receipt requested, certified mail number 7017 2680 0000 0397 1034, on March 25, 2019.

I did also deposit a signed original of a "Notice of Non-Judicial Sale of Property", Form 14497 addressed to the Department of the Treasury-Internal Revenue Service on April 8, 2019, with the United States Post Office, certified mail, return receipt requested, certified, certified mail number 7018 1130 0002 3193 7330, with post mark of the United States Post Office, Cornerstone Station, bearing date of April 8, 2019.

I did also deposit a signed original of a letter entitled "Notice of Foreclosure" addressed to Ms. Peatrice R. Gassert with the United States Post Office, certified mail, return receipt

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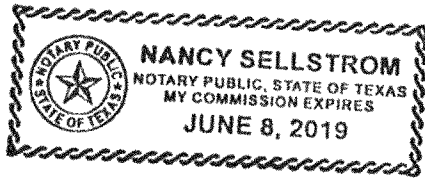
requested, certified mail number 7018 0680 0001 5674 2210, on April 8, 2019. I did also deposit a signed original of a letter entitled "Notice of Foreclosure" addressed to Mr. Michael D. Gassert with the United States Post Office, certified mail, return receipt requested, certified mail number 7018 0680 0001 5674 2203, on April 8, 2019.


Also attached are true and correct copies of (1) the sender's copy of the official U.S. Postal Service form of certified mail receipts (the 'white copy') for the addressees shown bearing the dates mailed, and (2) the official U.S. Postal Service return receipts (the 'green cards') as completed before mailing. "



JEFFREY G. GOKEY
Affiant

SUBSCRIBED AND SWORN TO before me on the 6th day of May, 2019 by JEFFREY G. GOKEY.

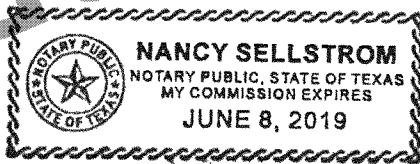


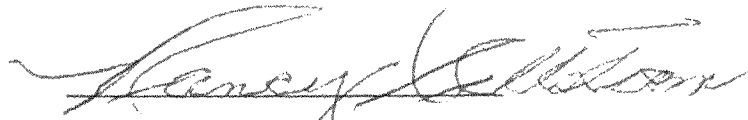


(Printed Name of Notary)
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My commission expires: _____

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 6th day of May, 2019, by JEFFREY G. GOKEY.





(Printed Name of Notary)
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My commission expires: _____

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Pages 12
05/16/2019 01:35 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$56.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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