
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.

FORECLOSURE SALE DEED

August 1, 2023

**FORECLOSED
LIEN:**

Deed of Trust: Recorded at RP-2018-43335 of the Official Public Records of Harris County, Texas

Grantor: Amena Akter

Beneficiary: Julie Rivers Capital, LLC
P. O. Box 19874
Sugar Land, Texas 77496

Property Address: 12635 Ashford Meadows
Houston, Texas 77082

Legal Description: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property and all rights and appurtenances thereto, and described as follows:

A TRACT OF LAND CONTAINING 0.0350 ACRE (1,525 SQUARE FEET) KNOWN AS LOT 20B (ALTERNATELY IDENTIFIED AS LOT 208), BEING OUT OF UNRESTRICTED RESERVE "C" OF MEADOWS ON THE MEWS, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 301, PAGE 19 OF THE HARRIS COUNTY MAP RECORDS. SAID 0.0350 ACRE TRACT (LOT 208) BEING THAT SAME TRACT OF LAND RECORDED IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) H283991

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AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 301, PAGE 19 H.C.M.R.)

BEGINNING at an iron rod set for the northeast corner of the herein described tract and the southeast corner of a certain called Lot 20A being recorded in H.C.C.F. No. W777728;

THENCE S 03° 05' 04" E, along with the east line of the herein described tract, a distance of 30.84 feet to an iron rod set for the southeast corner of the herein described tract, said corner also being in the north line of a certain tract of land being recorded in H.C.C.F. No. W056871;

THENCE S 87° 08' 00" W, along with the south line of the herein described tract, a distance of 49.60 feet to an iron rod set for the southwest corner of the herein described tract, said corner also being the north line of a certain called Lot 21A being recorded in H.C.C.F. No. W499707;

THENCE N 03° 05' 04" W, along with the west line of the herein described tract, a distance of 30.65 feet to an iron rod set for the northwest corner of the herein described tract and the southwest corner of aforesaid Lot 20A;

THENCE N 86° 54' 56" E, along the common line of the herein described tract and said Lot 20A, a distance of 49.60 feet to the POINT OF BEGINNING containing 0.0350 acre of land.

Appointed Trustee(s): Russell C. Jones
P. O. BOX 19874
SUGAR LAND, TEXAS 77496

FORECLOSURE SALE:

Date of Sale of Property: August 1, 2023

Time of Sale: 1:00 p.m.

Place of Sale of Property: Bayou City event Center located at 9401 Knight Road in the City of Houston, Harris County, Texas

Purchaser's Name: JULIE RIVERS CAPITAL, LLC

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UNOFFICIAL COPY

Purchaser's Mailing Address: Julie Rivers Capital, LLC
P. O. Box 19874
Sugar Land, Texas 77496

Sale Price: \$ 83,511.18

A contingency stated in the Security Instrument as a condition precedent for the appointment of a substitute trustee occurred, and Russell C. Jones was appointed by an Appointment of Substitute Trustee executed by JULIE RIVERS CAPITAL, LLC.

Default has occurred in the payment of the obligations secured by the Security Instrument (the Obligations). The duly appointed Substitute Trustee exercised the power of sale contained in Security Instrument.

Pursuant to the requirements of the Security Instrument (the Deed of Trust) 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 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 notice was timely sent by depositing the notice in the United States mail, postage prepaid in proper amount, and addressed to the 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.

In consideration of the premises and of the bid and payment of the amount of \$83,511.18, 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 and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging unto Purchaser and Purchaser's heirs and assigns forever pursuant to the provisions of chapter 51 of the Texas Property Code.

I, as the substitute trustee, do hereby bind mortgagor and mortgagor's heirs and assigns to warrant and forever defend the Property to Purchaser and Purchaser's heirs 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.

Executed on August 7, 2023.


Russell C. Jones, Substitute Trustee

STATE OF TEXAS

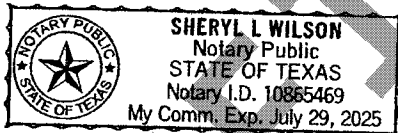
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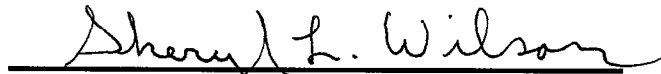
COUNTY OF HARRIS

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

Given under my hand and seal of office August 7, 2023.

SUBSCRIBED AND SWORN TO before me on August 7, 2023, by Russell C. Jones.




Notary Public, State of Texas

My Commission Expires: July 29, 2025

AFTER RECORDING RETURN TO:

THE HOLOWAY JONES LAW FIRM PLLC
P. O. Box 19874
Sugar Land, TX 77496
Tel: (281) 242-8100

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Pages 5
08/07/2023 11:46 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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

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