

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.

4918 PARADISE LANE, HOUSTON, TEXAS 77048

5965-605

SUBSTITUTE TRUSTEE'S DEED

GRANTOR(S)	ORIGINAL MORTGAGEE	DEED OF TRUST DATE
ALTHEA M. BROWN	SHL MORTGAGE COMPANY 175 Pinelawn Road, Suite 400 Melville, New York 11747	JANUARY 26, 2011

CURRENT MORTGAGEE	GRANTEE'S MAILING ADDRESS	RECORDED IN
MORTGAGE ASSETS MANAGEMENT, LLC c/o PHH Mortgage Corporation 1661 Worthington Road, Suite #100 West Palm Beach, Florida 33409	JASON MORRIS 5006 Ella Blvd. Houston, Texas 77018	# 20110061896

PLACE OF SALE	TIME OF SALE
THE BAYOU CITY EVENT CENTER PAVILION LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE	11:09 AM

COUNTY	DATE OF SALE	AMOUNT OF SALE
HARRIS	JULY 5, 2023	\$ 65,000.00

LEGAL DESCRIPTION

THE EAST FIFTY-FIVE (55) FEET OF LOT FIVE (5), AND THE WEST FIVE (5) FEET OF LOT SIX (6), IN BLOCK NINE (9), OF SOUTH ACRES ESTATES, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 23, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Grantor(s) conveyed the property to Trustee to secure payment of the Note. Mortgagee declared that Grantor(s) defaulted in performing the obligations of the Deed of Trust. Mortgagee accordingly has appointed Substitute Trustee and requested Substitute Trustee to enforce the Deed of Trust.

Notice stating 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 proscribed 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 the Mortgagee were lawfully performed.

Substitute Trustee, subject to any matters of record, and 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.

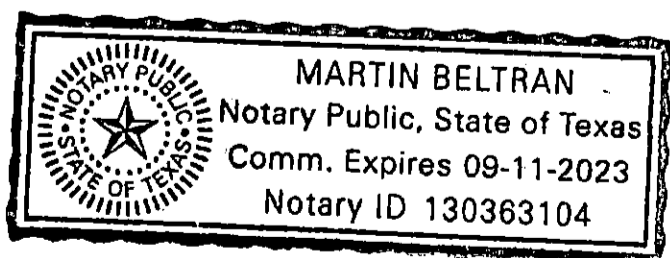
WITNESS MY HAND, this July 10, 2023.

Anna Sewart
Substitute Trustee
Anna Sewart, Substitute Trustee
Print Name

STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Anna Sewart Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on July 10, 2023.



[Signature]
NOTARY PUBLIC, in and for the State of TEXAS

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RP-2023-278160

EXHIBIT 1 AFFIDAVIT OF POSTING/FILING NOTICE OF SALE

BEFORE ME, the undersigned authority, personally appeared the undersigned affiant who, after being duly sworn, deposes and states under oath as follows:

"I am above the age of eighteen (18) years and am competent to make this affidavit and knowledgeable of the statements made in this affidavit.

At the instructions of the servicer and/or holder and/or owner of the indebtedness secured by a Deed of Trust, dated JANUARY 26, 2011, executed by ALTHEA M. BROWN, and recorded in the office of the County Clerk in the Clerk's File No. 20110061896 of HARRIS County, Texas;

- 1** | written notice of the proposed sale designating the County in which the property securing the above Deed of Trust will be sold, was posted ("Notice of Sale") at the courthouse door of each County in which the property securing the above deed is located, or as otherwise designated by the County Commissioners;
- 2** | a copy of said Notice of Sale was filed in the office of the County Clerk of the County Clerk of the County in which the sale was made;
- 3** | a copy of said Notice of Sale was mailed to each debtor who according to the records of such servicer and/or holder and/or owner is obligated to pay the debt;
- 4** | service of said mailed Notice of Sale was completed on JUNE 13, 2023, by depositing said Notice of Sale in the United States mail, postage prepaid and addressed to the debtor at the debtor's last known address on JUNE 13, 2023; and
- 5** | service was completed at least twenty-one (21) days preceding the date of the scheduled sale on JULY 5, 2023.
- 6** | Further, to the best of my knowledge and belief, the obligor(s) had not filed any bankruptcy proceeding(s) and no bankruptcy proceedings were pending at the time of sale;
- 7** | ALTHEA M. BROWN was not alive at the time of the foreclosure sale; and
- 8** | and, based upon information obtained from the U.S. Defense Manpower internet military website, it is my belief that such obligor(s) is/are not in the armed services of the United States of America twelve months prior hereto or on the date of the foreclosure sale and as of the date of this Affidavit."

SIGNED on July 11, 2023.

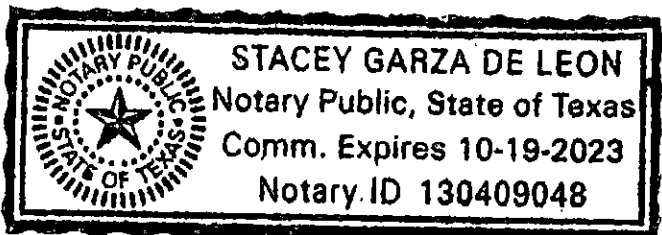
RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

[Signature]
Substitute Trustee
Jonathon W. Austin
Printed Name

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority on this day personally appeared Jonathon Austin known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed same in the capacity herein stated and for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on July 11th, 2023.



[Signature]
NOTARY PUBLIC, in and for the State of TEXAS

Retn
JASON MORRIS
5006 ELLA Blvd
Houston TX 77018

RP-2023-278160

UNOFFICIAL COPY

FILED FOR RECORD

11:53:40 AM

Tuesday, July 25, 2023



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, July 25, 2023



COUNTY CLERK
HARRIS COUNTY, TEXAS



RP-2023-278160

COPY UNOFFICIAL