

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.

**TRUSTEE'S DEED
(BY SUBSTITUTE TRUSTEE)**

County: Harris

Deed Date: June 6, 2023

Date of Sale: June 6, 2023

Grantor: ~~Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act as Substitute Trustee~~

Grantee: Lazo Estates, Inc.
4003 Glenwood Dr
Richmond, TX 77406

Consideration: \$231,000.00

Property:

LOT TWENTY-FOUR (24), IN BLOCK FIVE (5), OF WESTADOR, SECTION FOUR, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 184, PAGE 13 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

WHEREAS, on December 15, 2006, LORETO LOPEZ, AND DIANE LOPEZ granted, sold and conveyed the property described above (the "Property") to CTC REAL ESTATE SERVICING as Trustee, his/her/their successors or substitutes, in trust, to have and to hold, together with all and singular the rights and appurtenances thereto in any wise belonging to secure the payment of a Note(s) pursuant to a Deed of Trust recorded at Book 036-26 Page 1247 Instrument 20060275877 in the Real Property Records of Harris County, Texas to which reference is made for a detailed description of the note(s) and the terms and conditions of the Deed of Trust;

WHEREAS, a default was declared in the payment obligations of the note(s) and Deed of Trust;

WHEREAS, written notice of default and intention to accelerate was mailed to all debtors in default and at least twenty days (thirty days if required by the Deed of Trust) was given to cure the default before the debt was accelerated and a notice of sale was given;

WHEREAS, the declared default was not resolved during the cure period provided;

WHEREAS, the maturity date of the note(s) was accelerated and all sums secured by the Deed of Trust were declared to be immediately due and payable;

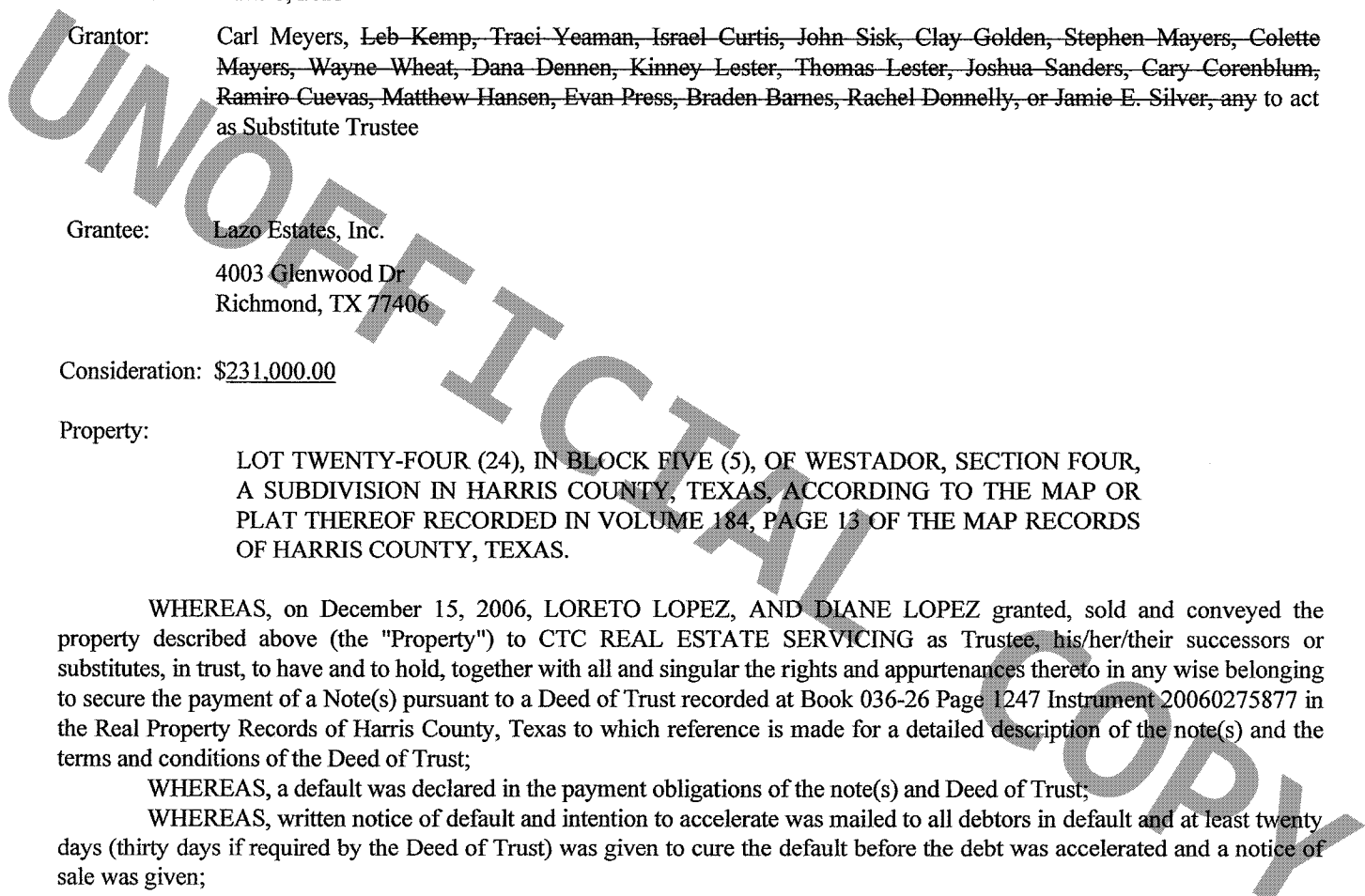
WHEREAS, the original Trustee and any previously appointed Substitute Trustee were removed and Grantor was appointed and requested to serve as Substitute Trustee and to sell the property in accordance with the Deed of Trust and apply the proceeds of the sale to the indebtedness in accordance with the Deed of Trust;

WHEREAS, written Notice of Acceleration and of Trustee's Sale was mailed to all debtors obligated on the debt, filed with the County Clerk and posted at the Courthouse door (and in two other public places if required) of Harris County, Texas, at least twenty-one days prior to the date of sale indicated above;

WHEREAS, on the date of sale indicated above, between the hours of 10:00 AM and 4:00 PM and within three hours of the notice of earliest time of sale, Grantor proceeded to sell the property at public auction THE BAYOU CITY EVENT CENTER PAVILION LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 of Harris County, Texas and at 11, 32 AM struck off the property to the Grantee named above for the consideration described above, it being the highest bid;

NOW, THEREFORE, by virtue of the authority conferred upon Grantor as Substitute Trustee as authorized by the Deed of Trust, and applicable law, and for the consideration described above, Grantor grants, sells and conveys the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to Grantee and its heirs, executors, administrators, successors or assigns forever, to have and to hold it to Grantee, and Grantor binds LORETO LOPEZ, AND DIANE LOPEZ his/her/their heirs, assigns, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns insofar as is authorized by the Deed of Trust, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Grantor sells the property "As-Is" without any expressed or implied warranties of title to Grantee at Grantee's own risk, pursuant to the terms of Texas Property Code Section 51.009.

RP-2023-228388



When the context requires, singular nouns and pronouns include the plural.

~~Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act as Substitute Trustee~~

STATE OF TEXAS

§
§
§

COUNTY OF Harris

This instrument was acknowledged before me this 12th day of June 2023 by ~~Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Wayne Wheat, Dana Dennen, Kinney Lester, Thomas Lester, Joshua Sanders, Cary Corenblum, Ramiro Cuevas, Matthew Hansen, Evan Press, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee.~~

Notary Public



Reported Property Address:
1011 KLAMATH LN
HOUSTON, TX 77090-1220

RP-2023-228388

COPY UNOFFICIAL

Return to:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425
Dallas, TX 75254

AFFIDAVIT OF COMPLETED FORECLOSURE

BEFORE ME, the undersigned authority, on this day personally appeared James Aranda, who after having been duly sworn deposed and stated the following upon knowledge and belief:

1. I am a duly authorized agent of Bonial & Associates, P.C. ("Bonial"), attorneys for Specialized Loan Servicing LLC ("Mortgage Servicer"). My duties include providing various administrative services concerning matters referred to Bonial for foreclosure processing. I make this affidavit for the purposes of declaring the incidents of statutory and contractual compliance of the entities set out below.
2. This Affidavit concerns the June 6, 2023 foreclosure sale of that certain land and premises with a street address of 1011 KLAMATH LN, HOUSTON, TX 77090-1220 and described in a Deed of Trust executed by LORETO LOPEZ, AND DIANE LOPEZ and delivered in trust to CTC REAL ESTATE SERVICING, said Deed of Trust being executed on 12/15/2006, and filed for record in 036-26 1247 20060275877 in the Real Property Records of Harris County, Texas, to which reference is here made for a description of the terms and conditions of the Deed of Trust, the land and premises therein conveyed, and the promissory note being secured.
3. Bonial represents Specialized Loan Servicing LLC, whose address is 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111 which, if it is not the Current Mortgagee, is acting as the Mortgage Servicer and representing the Current Mortgagee pursuant to a mortgage servicing agreement concerning the Note dated 12/15/2006 and Deed of Trust described above.
4. Bonial was requested to pursue Foreclosure processing, including the providing of this affidavit.
5. To the best of my knowledge and belief, proper notice was sent prior to acceleration of the indebtedness and all notices were served on the Debtor at the Debtor's last known address as shown by the records of the Mortgage Servicer.
6. To the best of my knowledge and belief, the mortgagors relative to the above described property either were not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the Trustee's Sale, or were not entitled to certain conditions of foreclosure afforded to members of the Armed Forces of the United States of America, and were alive on the date of such sale.
7. On behalf of the Current Mortgagee, and Mortgage Servicer, and Substitute Trustee(s), Bonial served a Notice of Acceleration and Notice of Trustee's Sale on every 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 according to the records of the Mortgage Servicer.
8. On behalf of the Current Mortgagee, Mortgage Servicer, and Substitute Trustee(s), Bonial caused a Notice of Acceleration and Notice of Trustee's Sale to be filed with the County Clerk in the county or counties in which the subject property is situated and copies thereof to be posted at said courthouse(s) as required by law and in the manner specified by ordinance and custom.

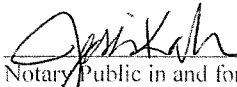


 James Aranda

THE STATE OF TEXAS §
 §
 COUNTY OF DALLAS §

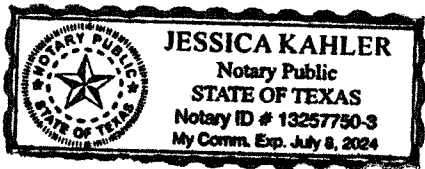
Sworn to and subscribed before me, the undersigned Notary Public, on this day personally appeared James Aranda, who is a duly authorized agent of Bonial & Associates, P.C., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 06th day of June, 2023

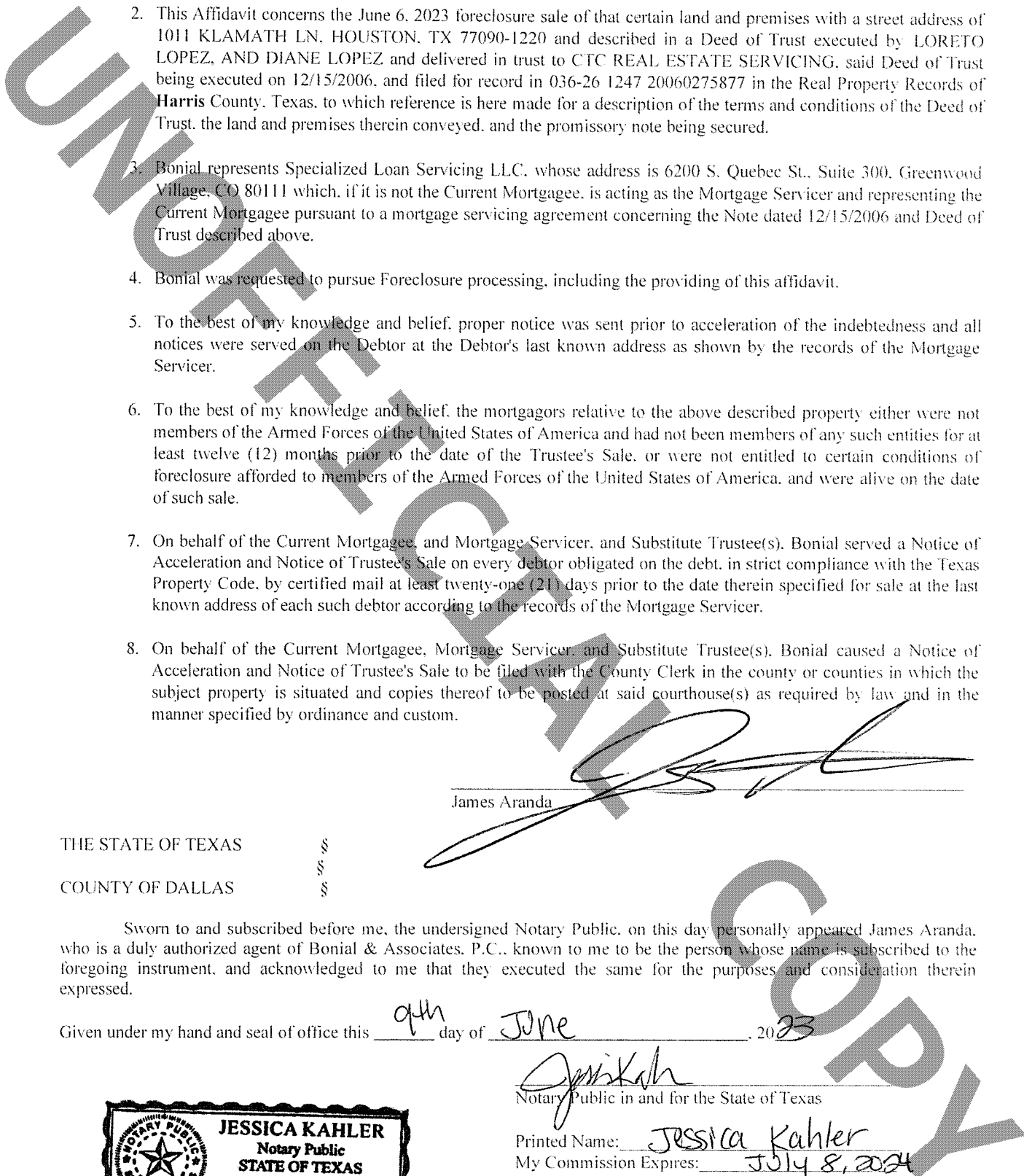


 Notary Public in and for the State of Texas

Printed Name: Jessica Kahler
 My Commission Expires: July 8, 2024



RP-2023-228388



RP-2023-228388

Pages 4

06/21/2023 08:47 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$26.00

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

RP-2023-228388

COPY UNOFFICIAL