

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.

SUBSTITUTE TRUSTEE'S DEED

DATE: MAY 3, 2022

NOTE: Note described as follows:

Date: OCTOBER 16, 2020
Maker: MILLIARD REALTY LLC
Payee: TVC MORTGAGE TRUST 2020-RTL1, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, SUCCESSOR-IN-INTEREST TO TVC FUNDING II, LLC
Original Principal Amount: \$1,776,216.00

DEED OF TRUST: Deed of Trust described as follows:

Date: OCTOBER 16, 2020
Grantor: MILLIARD REALTY LLC
Trustee: TEMPLE VIEW CAPITAL FUNDING, LP
Beneficiary: TVC MORTGAGE TRUST 2020-RTL1, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, SUCCESSOR-IN-INTEREST TO TVC FUNDING II, LLC
Recorded: DOCUMENT NO. 2020-614186, Real Property Records, HARRIS County, Texas

LENDER: TVC MORTGAGE TRUST 2020-RTL1. BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, SUCCESSOR-IN-INTEREST TO TVC FUNDING II, LLC

BORROWER: MILLIARD REALTY LLC

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HARRIS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights

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thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LAVA, LILLIAN POELKER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE:

The Notice of Substitute Trustee's Sale dated APRIL 11, 2022, filed with the County Clerk of HARRIS County, Texas, in compliance with Texas Property Code Section 51.002 and with the Deed of Trust.

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

MAY 3, 2022, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HARRIS County, Texas, at the Bayou City Event Center located at 9401 Knight Road, Houston, TX 77045 at the area designated by the Commissioners Court, pursuant to Section 51.002 of the Property Code where foreclosure sales are to take place. If no place is designated by the Commissioners Court, the sale will be conducted at the place where Notice of Trustee's Sale was posted.

GRANTEE: TVC FUNDING IV REO, LLC

GRANTEE'S MAILING ADDRESS:

7550 Wisconsin Avenue
10th Floor
Bethesda, Maryland 20814

SUBSTITUTE TRUSTEE'S SALE BID AMOUNT:

ONE MILLION NINE HUNDRED FORTY-EIGHT THOUSAND THREE HUNDRED FIFTY-TWO AND 13/100 DOLLARS (\$1,948,352.13)

RECITALS

Grantor, owner of fee-simple interest in the Property, conveyed the Property to Trustee, in trust, to secure payment of the Note. Lender is the owner of the indebtedness evidenced by the Note, and the holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002.

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Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Lender has appointed Substitute Trustee and requested that Substitute Trustee enforce the trust, as evidenced by the Appointment of Substitute Trustee filed with the County Clerk in the county where the Property is located.

Substitute Trustee, either personally or by agent, served all notices required by statute in compliance with Texas Property Code Section 51.002 and with the Deed of Trust to proceed with the sale.

Copies of the Notice of Substitute Trustee's Sale stating the time, place, and terms of sale of the Property were posted and filed according to the requirements of the Deed of Trust and Texas Property Code Section 51.002.

Lender and Substitute Trustee have satisfied all requirements of the Deed of Trust and applicable law for enforcement of the power of sale contained in the Deed of Trust and for the sale of the Property, and Lender was the highest bidder the Substitute Trustee's Sale Bid Amount and Substitute Trustee sold the Property ("Sale") to Lender who took title in the name of Grantee.

Therefore, I, as Substitute Trustee, by the authority conferred by Lender and by the Deed of Trust, for the consideration of the Substitute Trustee's Sale Bid Amount paid by Grantee, do hereby grant, sell, and convey the Property, together with all rights and appurtenances attached to it, to have and to hold, to Grantee and Grantee's heirs, executors, administrators, successors, or assigns forever. Substitute Trustee binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend the Property against any person lawfully claiming or to claim the Property or any part of it, subject to any permitted exceptions to title described in the Deed of Trust. Except as expressly provided in this deed, Substitute Trustee has not made and does not make any covenants, representations, or warranties concerning the Property. The Property is sold and conveyed AS IS, WHERE IS, AND WITH ALL FAULTS.



SANDY DASIGENIS, JEFF LAVA,
LILLIAN POELKER, as Substitute Trustee

COPY

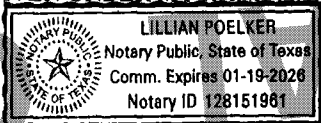
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ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared SANDY DASIGENIS, ~~JEFF LAVA, LILLIAN POELKER~~, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on MAY 19, 2022.



Lillian Poelker
Notary Public, State of Texas

AFFIDAVIT OF POSTING AND FILING

AFFIANT: SANDY DASIGENIS, JEFF LAVA, LILLIAN POELKER

DEED OF TRUST: Deed of Trust described as follows:

Date: OCTOBER 16, 2020
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Trustee: TEMPLE VIEW CAPITAL FUNDING, LP
Beneficiary: TVC MORTGAGE TRUST 2020-RTL1, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, SUCCESSOR-IN-INTEREST TO TVC FUNDING II, LLC
Recorded: DOCUMENT NO. 2020-614186, Real Property Records, HARRIS County, Texas

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BORROWER: MILLIARD REALTY LLC

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LAVA, LILLIAN POELKER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE:

The Notice of Substitute Trustee's Sale dated APRIL 11, 2022, filed with the County Clerk of HARRIS County, Texas, in compliance with Texas Property Code Section 51.002 and with the Deed of Trust.

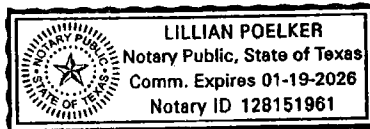
BEFORE ME, the undersigned authority, on this day personally appeared Affiant, a person known to me, who, being by me first duly sworn, stated the following under oath:

- 1) A copy of the Notice of Substitute Trustee's Sale was filed with the HARRIS County Clerk at least 21 days prior to the date of the foreclosure;
- 2) A copy of the Notice of Substitute Trustee's Sale was posted in the proper area of the HARRIS County Courthouse at least 21 days prior to the date of the foreclosure; and
- 3) The Notice of Substitute Trustee's Sale set forth the earliest time at which the foreclosure sale would take place and the foreclosure sale took place within three hours of the time set forth in the Notice of Substitute Trustee's Sale.



SANDY DASIGENIS, JEFF LAVA, LILLIAN POELKER, Substitute Trustee

SUBSCRIBED AND SWORN to by SANDY DASIGENIS, JEFF LAVA, LILLIAN POELKER, Substitute Trustee, before me, the undersigned authority, on MAY 19, 2022.




Notary Public, State of Texas

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COPY

AFFIDAVIT OF PERSONAL NOTICE

AFFIANT: MICHAEL P. MENTON

DEED OF TRUST: Deed of Trust described as follows:

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BORROWER: MILLIARD REALTY LLC

SUBSTITUTE TRUSTEE: SANDY DASIGENIS, JEFF LAVA, LILLIAN POELKER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE:

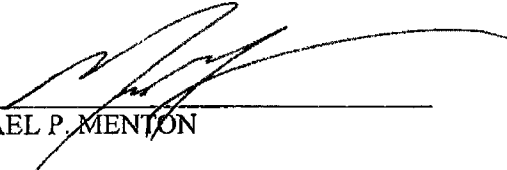
The Notice of Substitute Trustee's Sale dated APRIL 11, 2022, filed with the County Clerk of HARRIS County, Texas, in compliance with Texas Property Code Section 51.002 and with the Deed of Trust.

BEFORE ME, the undersigned authority, on this day personally appeared Affiant, a person known to me, who, being by me first duly sworn, stated the following under oath:

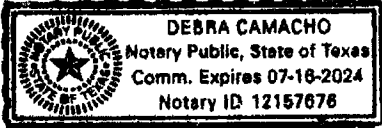
Lender did at least twenty-one (21) days preceding the date of the sale made by the Substitute Trustee, on MAY 3, 2022, serve the Notice of Substitute Trustee's Sale by certified mail, return receipt requested and by first class mail, on each person obligated to pay the indebtedness secured by the Deed of Trust, addressed to each such person at the person's last known address as shown by the Lender's records in compliance with Texas Property Code § 51.002 and the Deed of Trust.


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MICHAEL P. MENTON

SUBSCRIBED AND SWORN to by MICHAEL P. MENTON, before me, the undersigned authority, on MAY 19, 2022.




Notary Public, State of Texas

After recording, please return original to:

MPM
SettlePoint
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

P:\cred\TVC Funding\22-0500 - Milliard Realty\MAY 2022\trustee's deed doc

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EXHIBIT A

Lot Twenty-One (21), in Block One (1), of LAKESIDE FOREST, SECTION FOUR (4), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 220, Page 133 of the Map Records of Harris County, Texas.

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Pages 9
06/24/2022 01:11 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$46.00

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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