

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

(With attached Affidavit and Notice of Foreclosure Sale for recording as one document)

Deed of Trust Date: August 22, 2006

Grantor(s): DAVID L. GLASSEL

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS

Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-18, ASSET-BACKED CERTIFICATES SERIES 2006-18

Recording Information: Recorded 08/25/2006 in Document 2006-099885, Book 161-11, Page 0771 of the real property records of Montgomery County, Texas.

Property Legal Description: SEE EXHIBIT A

Date of Sale: 08/03/2021 **Time of Sale:** 10:03 AM

Place of Sale: IN THE COMMISSIONERS COURTROOM LOCATED AT 501 N. THOMPSON, 4TH FLOOR, SUITE 402, CONROE, TX; EXCEPT ON OFFICIAL COUNTY HOLIDAYS OR WHEN A COUNTY EMERGENCY, INCLUDING ISSUANCE OF A STATE OR LOCAL DISASTER DECLARATION IMPEDES OR PROHIBITS THE USE OF SUITE 402 AT 501 N. THOMPSON, CONROE, TX, SALES WILL BE HELD ON THE MONTGOMERY COUNTY COURTHOUSE STEPS LOCATED AT 301 N. MAIN, CONROE, TX, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT

Buyer: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-18, ASSET-BACKED CERTIFICATES SERIES 2006-18

Buyer's Mailing Address: C/O PHH MORTGAGE CORPORATION
1MORTGAGE WAY MAIL STOP SV-22
MT. LAUREL, NJ 08054

Amount of Sale: \$ 165,000.00

By Deed of Trust, Grantor conveyed to G. TOMMY BASTIAN, as Trustee, certain property for the purpose of securing and enforcing payment of the indebtedness and obligations therein described, including but not limited to the Note and all renewals and extensions of the note. AVT TITLE SERVICES, LLC was appointed Substitute Trustees per the terms of the Deed

AFFIDAVIT

BEFORE ME, the undersigned on this day personally appeared ~~LORI LIANE LONG, L. KELLER MACKIE, BRANDON WOLF, CHELSEA SCHNEIDER, ESTER GONZALES.~~ and after being duly sworn, deposed and states under oath, as follows:

1. I am over the age of eighteen (18), have not been convicted of a crime of moral turpitude and have personal knowledge of the facts contained in this affidavit.
2. All notices required pursuant to the terms of the Deed of Trust and Texas Property Code Section 51.002(b) and (d) were provided to the debtors.
3. In accordance with Texas Property Code Section 51.002, the Notice of Sale was posted at least twenty-one (21) days prior to the date of sale at the proper location designated by the County Commissioner's Court. Additionally, a copy of the Notice of Sale was filed at least twenty-one (21) days prior to the date of sale in the office of the County Clerk of the county in which the sale occurred.
4. At this time of the Foreclosure Sale and twelve (12) months prior to the sale, the debtors were not in the armed services of the United States of America.
5. At the time of the Foreclosure Sale the debtors were alive, were not protected by any stay under the United States Bankruptcy Code and were not involved in any divorce proceedings where a receiver had been appointed.

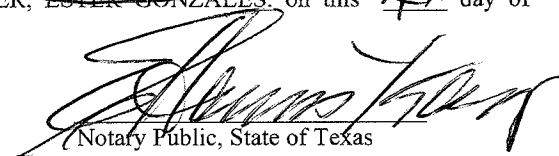


~~Lori Liane Long, L. Keller Mackie, Brandon Wolf, Chelsea Schneider, Ester Gonzales.~~

STATE OF TEXAS §

COUNTY OF Dallas §

SUBSCRIBED AND SWORN TO before me by ~~LORI LIANE LONG, L. KELLER MACKIE, BRANDON WOLF, CHELSEA SCHNEIDER, ESTER GONZALES.~~ on this 4th day of August, 2021.



Notary Public, State of Texas

MWZ#: 14-000404-670-6
Property Address: 2123 OLD OX ROAD, SPRING, TX 77386

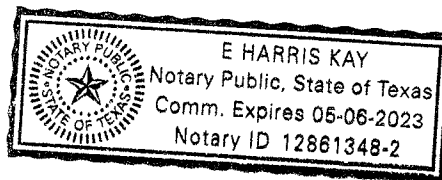


EXHIBIT A

LOT SIXTY-FOUR (64), IN BLOCK THREE (3) OF SPRING FOREST,
SECTION ONE (1), AN ADDITION IN MONTGOMERY COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME
7, PAGE 379, OF THE MAP RECORDS OF MONTGOMERY COUNTY,
TEXAS.

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT SIXTY-FOUR (64), IN BLOCK THREE (3) OF SPRING FOREST, SECTION ONE (1), AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 379, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/22/2006 and recorded in Book 161-11 Page 0771 Document 2006-099885 real property records of Montgomery County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 08/03/2021

Time: 10:00 AM


Place: Montgomery County, Texas at the following location: IN THE COMMISSIONERS COURTROOM LOCATED AT 501 N. THOMPSON, 4TH FLOOR, SUITE 402, CONROE, TX; EXCEPT ON OFFICIAL COUNTY HOLIDAYS OR WHEN A COUNTY EMERGENCY, INCLUDING ISSUANCE OF A STATE OR LOCAL DISASTER DECLARATION IMPEDES OR PROHIBITS THE USE OF SUITE 402 AT 501 N. THOMPSON, CONROE, TX, SALES WILL BE HELD ON THE MONTGOMERY COUNTY COURTHOUSE STEPS LOCATED AT 301 N. MAIN, CONROE, TX, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

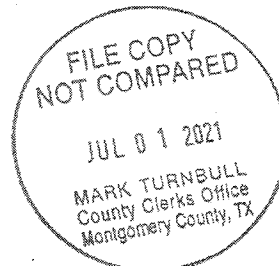
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by DAVID L. GLASSEL, provides that it secures the payment of the indebtedness in the original principal amount of \$168,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-18, ASSET-BACKED CERTIFICATES SERIES 2006-18 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-18, ASSET-BACKED CERTIFICATES SERIES 2006-18 c/o PHH MORTGAGE CORPORATION, 1 Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Mori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254



I am Patricia Poston Certificate of Posting
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 7.1.2021 I filed this Notice of Foreclosure Sale at the office
of the Montgomery County Clerk and caused it to be posted at the location directed by the Montgomery County Commissioners Court.

E-FILED FOR RECORD

08/09/2021 11:38AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

08/09/2021



County Clerk
Montgomery County, Texas