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 of Trust and Texas Property Code Sections 51.0075 and 51.0076 and was requested to enforce the trust DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-18, ASSET-BACKED CERTIFICATES SERIES 2006-18, the current mortgagee of the Deed of Trust, who requested AVT TITLE SERVICES, LLC, as Substitute Trustee, to enforce the trust of the Deed of Trust.

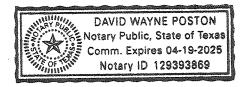
Pursuant to the requirements of the Deed of Trust and the laws of the state of Texas, written notice of the time, place, date, and terms of the public foreclosure sale of the Property was posted at the courthouse of Montgomery County, Texas, the county in which the Property is situated, and a copy of the notice was also filed with the county clerk of Montgomery County, Texas, each notice having been posted and filed for at least twenty-one days preceding the date of the foreclosure sale. 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 indebtedness and obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each 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. Written notice of default and of the opportunity to cure the default to avoid acceleration of the maturity of the note 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 indebtedness and obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current Mortgagee at least thirty days preceding the date of the acceleration of the maturity of the note and the posting of the mortgaged Property for foreclosure.

In consideration of the premises and of the bid and payment of the amount of the highest bid by Buyer, I, as Substitute Trustee, by virtue of the authority conferred on me in the Deed of Trust, have GRANTED, SOLD, and CONVEYED all of the Property to Buyer and Buyer's heirs and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging unto Buyer and Buyer's heirs and assigns forever. I, as the Substitute Trustee, do hereby bind Grantor and Grantor's heirs and assigns to WARRANT and FOREVER DEFEND the Property to Buyer and Buyer's heirs and assigns forever, against the claim or claims of all persons claiming the same or any part thereof. Executed on 3rd day of August ATRILIA HOSTON Authorized agent for AVT TITLE SERVICES, LLC STATE OF TEXAS COUNTY OF GALVESTON § BEFORE ME, the undersigned authority, on this day personally appeared Poston , as authorized agent for the Substitute Trustee, known to PATRICIA me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal of office this 3 day of

xxxxx4452/14-000404-670-6

AFTER RECORDATION RETURN TO:

MACKIE WOLF ZIENTZ & MANN P.C. Parkway Office Center, Suite 900 14160 N. Dallas Parkway Dallas, Texas 75254



Notary Public, State of Texas

#### **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:

- 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.
- 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.
- 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.
- 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

SUBSCRIBED AND SWORN TO before me by LORI LIANE NDON WOLF, CHELSEA SCHNEIDER, ESTER GONZALES, 2021. on this

Public, State of Texas

E HARRIS KAY Notary Public, State of Texas Comm. Expires 05-06-2023 Notary ID 12861348-2

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
- 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 OPPICIAL 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 \$1,009 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 of PHH MORTGAGE CORPORATION, I Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code 8 51,0025 authorizes the mortgage servicer to collect the debt. 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, LUC, 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
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Vori 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

FILE COPY NOT COMPARED JUL 0 1 2021 MARK TURNBULL County Clerks Office Monigomery County, TX

14-0004D4-670-6 // 2123 QL.D. OX ROAD, SPRING, TX 77386

Certificate of Posting

Lam Post Lua Poston whose address is c/o AVI 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 eaused it to be posted at the location directed by the Montgomery County Commissioners Court.

Doc #: 2021109668

Pages 7

# **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