

**After Recording Return to:**  
Nestor Solutions, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, California 92705  
TS No.: 2022-01666-TX

**SUBSTITUTE TRUSTEE'S DEED**  
**(With attached Affidavit and Notice of Substitute Trustee's Sale for recording as one document)**

**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.**

WHEREAS, JEREMY GREEN and ALLISAN GREEN, HUSBAND AND WIFE, ("Mortgage", whether one or more), executed and delivered to Black, Mann & Graham, Trustee, that certain deed of trust (the "Deed of Trust") dated 10/14/2020, recorded 10/22/2020, as Volume No. RP-2020-509576, Book --, Page --, in Harris, Texas, in order to secure the payment of certain promissory note (the "Note") in the original sum of \$250,496.00, executed by Mortgagors and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns, and

WHEREAS, the Deed of Trust and the lands and premises there conveyed; that certain tract or parcel of land located in Harris County, Texas, to wit; said land being more particularly described as follows:

LOT THIRTEEN (13), IN BLOCK TWO (2), OF KATY OAKS, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN FILM CODE NO. 669159, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

APN: 135-991-002-0013

Commonly known as: 24103 ADOBE RIDGE LN, KATY, TX 77493 and

WHEREAS, written notice of default and intent to accelerate the maturity of the Note having been served on all persons obligated on the Note, and the Trustee named in the Deed of Trust having been removed, the legal holder of the Note appointed Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Poston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Trustee Services, LLC, the substitute trustee(s) (the "Substitute Trustee," whether one or more), and requested the Substitute Trustee to sell the Property to satisfy, to the extent of the purchase price of the Property at such foreclosure sale, the outstanding principal of the Note, plus accrual of all unpaid interest on the Note, plus any and all other sums due and owing under the Note and Deed of Trust, all according to law and in accordance with the provisions of the Deed of Trust; and

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WHEREAS, the Property was advertised for sale, and written notices of the proposed sale were posted, filed and served in accordance with the terms of the Deed of Trust and in compliance with the laws of the State of Texas pertaining to sales of real property under a power of sale conferred by a deed of trust or other contract lien, the Property having been advertised for sale by posting a written Notice of Substitute Trustee's Sale (the "Notice") at the courthouse door of Harris County, Texas, least twenty-one (21) days preceding the date of the sale (and if the Property is situated in more than one county, a Notice was posted at the courthouse door and filed with the county Clerk of each county in which the Property is situated), in the area designated by the Commissioners Court of such county, pursuant to Sec. 51.002 of the Texas Property Code, as amended, (or if no area is so designated, in the area immediately (next) adjacent to the location where the Notice was posted); and

WHEREAS, the Notice was served by certified mail on each debtor who, according to the records of the holder of the Note, is obligated to pay the indebtedness described in the Note, by depositing a written copy of the Notice, enclosed in a postage prepaid wrapper, properly addressed to each such debtor at the last known address of each such debtor as shown by the records of the holder of the Note, in the United States mail in a post office of official depository under the care and custody of the United States Postal Service at least twenty-one (21) days before the date of the sale; and

WHEREAS, pursuant to the authority granted in the Deed of Trust and in accordance with the terms of the Notice, at 11:25am, or within three hours after such time, on 5/2/2023, the Substitute Trustee did offer the Property for sale at public venue at the County Courthouse of Harris County, Texas, in the area of said Courthouse designated by the Commissioners Court of Harris County, Texas, pursuant to Sec. 51.002 of the Texas Property Code as amended, or if no area was designated by the Commissioner's Court, the sale was conducted in the area immediately (next) adjacent to the location where the Notice of Sale was posted for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien; and

WHEREAS, at such sale Freedom Mortgage Corporation ("Grantee"), whose mailing address is 10500 Kincaid Drive, Fishers, IN 46037, bid for the Property the sum of \$275,986.83 which was the highest and best bid offered for the Property, whereupon the Property was struck off and sold for such sum to Grantee in accordance with the terms and provisions of the Deed of Trust and laws of the State of Texas; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Substitute Trustee, appointed in accordance with terms of the Deed of Trust and acting under and by the virtue of the power conferred by the Deed of Trust and in accordance with the laws of the State of Texas, for and in consideration of the sum bid as aforesaid, which amount has been applied on the indebtedness secured by the Deed of Trust in accordance with the terms thereof, has BARGAINED, SOLD AND CONVEYED and by the presents does hereby BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, all of the Property, together with all appurtenances, fixtures, rights, rents, and profits incident or appertaining thereto; and being subject to the restrictions, covenants, conditions, limitation, easements, mineral reservations, unpaid taxes, if any, and other matters, existing of record to the extent that the same are valid, subsisting and affecting the Property, or apparent on the ground and are superior in priority to the Deed of Trust.

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TO HAVE AND TO HOLD the Property, together with all and singular the rights, interests, privileges, and appurtenances thereto in any wise belonging unto Grantee, Grantee's successors and/or assigns forever, in fee simple; and the Substitute Trustee, acting in the capacity and manner aforesaid, to the extent of the power vested in the Substitute Trustee under the terms of the deed of Trust, without any liabilities whatsoever on the Substitute Trustee personally, does hereby bind and obligate Mortgagors and Mortgagors' heirs, executors, administrators and successors to **WARRANT AND FOREVER DEFEND** all and singular the right and title to the Property unto Grantee, Grantee's successors and/or assigns, against every person whomever lawfully claiming or to claim the same or any part thereof.

The warranty of title herein made, if any, is made solely on behalf of Mortgagors and Mortgagor's heirs, executors, administrators and successors; and, **EXCEPT FOR THE ABOVE WARRANTY OF TITLE**, IF ANY, ON BEHALF OF MORTGAGORS AND MORTGAGORS' HEIRS, EXECUTORS ADMINISTRATORS AND SUCCESSOR, THIS DEED AND CONVEYANCE IS MADE AND ACCEPTED WITHOUT ANY WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, CONDITION, HABITABILITY OR FITNESS OF ANY PARTICULAR USE OR PURPOSE, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES WHATSOEVER), BY THE SUBTITUTE TRUSTEE, ANY OWNER OR HOLDER OF THE NOTE OR ANY OTHER PERSON OR ENTITY WHATSOEVER.

Date: May 8, 2023



BY: ~~Auction.com, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Patricia Peston, Roy Crush, Jeff Leva, Steve Leva, Sandy Dasigenis, Jack Palmer, Sabrina Palmer, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Rex Kessler, Doug Malloy, Alexandra Holub, Marlene Zografos, Nestor Trustee Services, LLC~~

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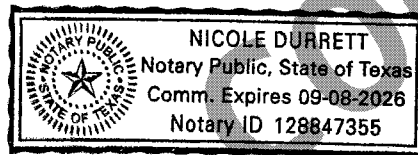
STATE OF Texas )

COUNTY OF HARRIS )

On May 8, 2023 before me, NICOLE DURRETT, a Notary Public in and for said county, personally appeared SANDY DASIGENIS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Nicole Durrett  
Notary Public in and for said County and State



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**AUCTION AFFIDAVIT**

**STATE OF TEXAS**

**COUNTY OF Harris**

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn. Deposits 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.

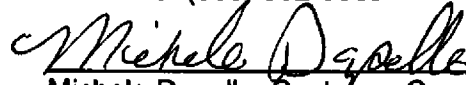
At the instructions of the servicer and/or holder and/or owner of the indebtedness secured by a Deed of Trust/Security Instrument, dated 10/14/2020; executed by JEREMY GREEN and ALLISAN GREEN, HUSBAND AND WIFE to Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns, and in which Black, Mann & Graham is named as Trustee(s) and recorded in the Office of County Clerk in official records: Instrument No. RP-2020-509576; of Harris County, Texas and by which such Note and Lien was assigned to Freedom Mortgage Corporation by Instrument No. RP-2022-64448, based upon the information provided by or on behalf of such servicer and/or holder and/or owner of the indebtedness, written notice of the proposed sale of real property encumbered by said Deed of Trust/Security Instrument scheduled for 5/2/2023 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. Service of the written notice was completed on 3/15/2023 by Certified Mail- Return Receipt Requested. On that date, the notice was deposited in the United States mail. Postage prepaid and addressed to the debtor at the debtor's last known address. 3/15/2023 by Certified Mail- Return Receipt Requested, the date service of the Notice was completed, was a date at least twenty -one (21) days preceding the date of the scheduled sale.

To the best of my knowledge and belief, the obligor(s) had not filed any bankruptcy proceeding pending at the time of the foreclosure sale. Was/were alive at the time of the foreclosure sale 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 on the date hereof or twelve months prior hereto.

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Dated: 05/05/2023

Nestor Solutions, LLC, as Trustee  
2850 Redhill Ave, Suite 240  
Santa Ana, CA 92705  
Phone: (888) 345-5501  
Sale Line: (888) 902-3989

  
Michele Dapello, Customer Care Administrator

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


STATE OF CALIFORNIA

COUNTY OF ORANGE

On 05/05/2023 before me Magaly Garcia, Notary Public, personally appeared, Michele Dapello, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Signature of Notary, Magaly Garcia

(Seal)

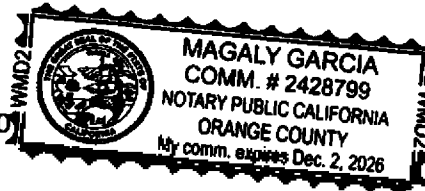


**ADDRESS OF PROPERTY:**

24103 ADOBE RIDGE LN  
KATY, TX 77493

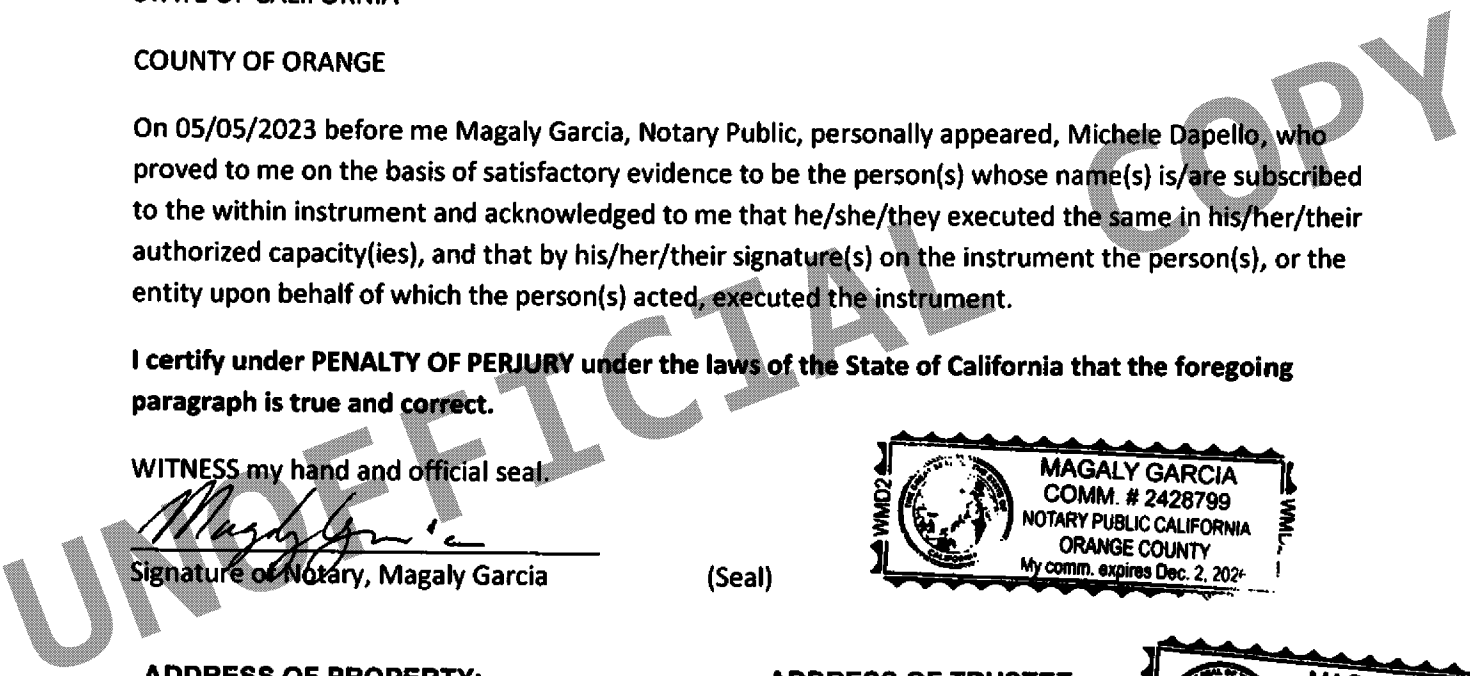
**ADDRESS OF TRUSTEE:**

Nestor Solutions, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, CA 92705  
(888) 403-4115  
TS No.: 2022-01666-TX



**NOTICE TO SERVICE MEMBERS: 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 of 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.**

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T.S. #: 2022-01666

CERTIFICATE OF POSTING

My name is JACK PALMER, and my address is \* C/O NESTOR TRUSTEE SERVICES LLC. I  
declare under penalty of perjury that on MAR 13 2023 I filed at the office of  
the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.

JRP  
Declarants Name: JACK PALMER  
Date: 3/13/23

\* 2850 REDHILL AVE, SUITE 240  
SANTA ANA, CA 92705

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# Pages 8  
05/16/2023 10:41 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$42.00

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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