

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: August 7, 2018

Date of Sale: August 7, 2018

Grantor: ~~Jack Palmer or Jeff Leva or Lillian Poelker or Del Orozco, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act as Substitute Trustee~~

Grantee: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2005-HE1, Mortgage Pass-Through Certificates, Series 2005-HE1
1661 Worthington Rd, Suite 100
West Palm Beach, FL 33409

Consideration: \$ 158,404.90

Property: LOT SIX (6) OF HARRISON VILLAS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 284, PAGE 124 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

WHEREAS, on September 4, 2004, SYDNEY SHIRLEY LARSON granted, sold and conveyed the property described above (the "Property") to ELDON L. YOUNGBLOOD 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 Instrument X946153 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, pursuant to Tex. Const. Art. XVI, Sec. 50(a)(6)(D), a court Order Allowing Foreclosure of a lien is required. In accordance with TRCP 736, an Application for Court Order Allowing Foreclosure of a lien was filed and entry of an Order Allowing Foreclosure was obtained; said Order being attached hereto.

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 Notice of Trustee's Sale with a copy of the Order Allowing Foreclosure attached 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 BEING 1,925 SQUARE FEET OUT OF THE FIRST FLOOR LOBBY AND 8,530 SQUARE FEET OF THE CONTIGUOUS COVERED AREA OUTSIDE OF THE FIRST FLOOR LOBBY, HARRIS COUNTY FAMILY LAW CENTER BUILDING, 1115 CONGRESS STREET, CITY OF HOUSTON, HARRIS COUNTY (EFFECTIVE February 2, 2016 THE NEW LOCATION FOR HARRIS COUNTY SALES WILL BE - THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE) of Harris County, Texas and at 10:13 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 SYDNEY SHIRLEY LARSON

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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.

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

[Signature]
~~Jack Palmer or Jeff Leva or Lillian Poelker or Del Orozco, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act as Substitute Trustee~~

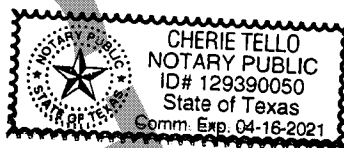
STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me this 7 day of August 2018 by ~~Jack Palmer or Jeff Leva or Lillian Poelker or Del Orozco, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee.~~

[Signature: Cherie Tello]
Notary Public

Reported Property Address:
3105 DOW CIRCLE
DEER PARK, TX 77536



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

COPY

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AFFIDAVIT OF COMPLETED FORECLOSURE

BEFORE ME, the undersigned authority, on this day personally appeared Monica Bouza, 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 Ocwen 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 August 7, 2018 foreclosure sale of that certain land and premises with a street address of 3105 DOW CIRCLE, DEER PARK, TX 77536 and described in a Deed of Trust executed by SYDNEY SHIRLEY LARSON and delivered in trust to ELDON L. YOUNGBLOOD, said Deed of Trust being executed on 09/04/2004, and filed for record in X946153 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 Ocwen Loan Servicing, LLC, whose address is 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409 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 09/04/2004 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 deceased 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.

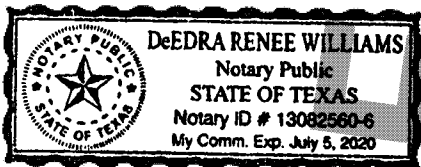
Monica Bouza

Monica Bouza

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Sworn to and subscribed before me, the undersigned Notary Public, on this day personally appeared Monica Bouza, 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 9 day of August, 2018.



DeEDRA WILLIAMS

Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

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

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CAUSE NO. 201749199

P2
5E

IN RE: ORDER FOR FORECLOSURE
CONCERNING 3105 DOW CIRCLE,
DEER PARK, TX 77536 UNDER TEX. R.
CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

OCWEN LOAN SERVICING, LLC AS
SERVICING AGENT FOR DEUTSCHE
BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR MORGAN
STANLEY ABS CAPITAL I INC. TRUST
2005-HE1, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2005-HE1

HARRIS COUNTY, TEXAS

RESPONDENT(S):

SYDNEY SHIRLEY LARSON

157TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Sydney Shirley Larson, Deceased, whose last known address is 3105 Dow Circle, Deer Park, TX 77536. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 3105 Dow Circle, Deer Park, TX 77536 with the following legal description:

NCA

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UNOFFICIAL COPY
Chris Daniel District Clerk
COPY

LOT SIX (6) OF HARRISON VILLAS, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 284, PAGE 124 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: X946153 and recorded in the real property records of Harris County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are admitted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 6th day of June, 2018.


JUDGE PRESIDING

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Office of the District Clerk
UNOFFICIAL COPY

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Pages 6
08/13/2018 01:42 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$32.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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