

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: Bexar

Deed Date: October 1, 2019

Date of Sale: October 1, 2019

Grantor: ~~Clay Golden, David Aekel, Mike Hanley, Stephen Mayers, Travis Kaddatz, Carl Meyers, Sara Edgington, Scott Swenson, Cary Corenblum, Joshua Sanders, Matthew Hansen, Deanna Ray, Deborah Martin, Terri Martin, Troy Martin, Alexis Martin, Michael Burns, Bradley Conway, Tori 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 2006-HE8 Mortgage Pass-through Certificates, Series 2006-HE8
1 Mortgage Way, Mount Laurel, NJ, 08054

Consideration: \$ 167,960.00

Property:

LOT 57, BLOCK 22, NEW CITY BLOCK 18302 OF NEW TERRITORIES, UNIT 13, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9505, PAGE 9, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

WHEREAS, on June 30, 2006, THELMA GARZA, A MARRIED WOMAN, AND GERMAN CANO SIGNING PRO FORMA TO PERFECT LIEN ONLY 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 Book 12262 Page 2151 Instrument 20060170070 in the Real Property Records of Bexar 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, 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 Trustee's Sale 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 Bexar 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 THE AREA LOCATED OUTSIDE ON THE WEST SIDE OF THE BEXAR COUNTY COURTHOUSE WHICH IS NEAR THE INTERSECTION OF EAST NUEVA STREET AND THE CLOSED PORTION OF SOUTH MAIN AVENUE, SAN ANTONIO, TEXAS of Bexar County, Texas and at 11, 42 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 THELMA GARZA, A MARRIED WOMAN, AND GERMAN CANO SIGNING PRO FORMA TO PERFECT LIEN ONLY 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.

Clay Golden

Clay Golden, ~~David Aekel, Mike Hanley, Stephen Mayers, Travis Kaddatz, Carl Meyers, Sara Edgington, Scott Swenson, Cary Corenblum, Joshua Sanders, Matthew Hansen, Deanna Ray, Deborah Martin, Terri Martin, Troy Martin, Alexis Martin, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez~~, any to act as Substitute Trustee

STATE OF TEXAS

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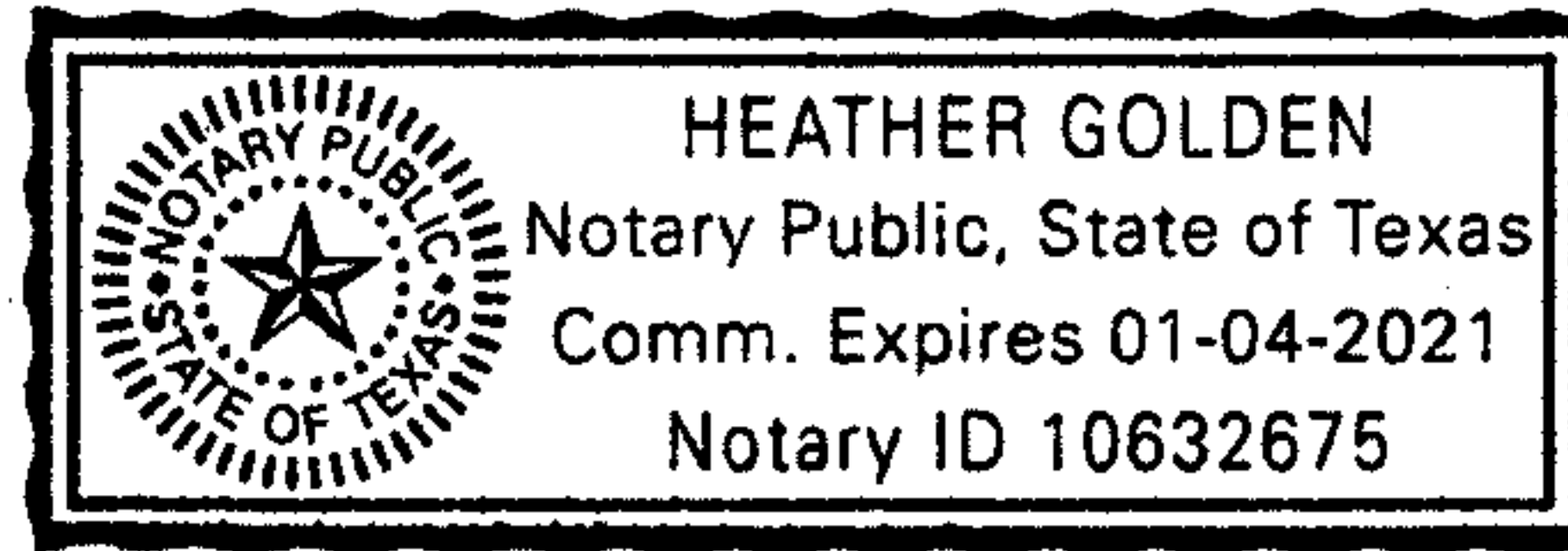
COUNTY OF Floyd

This instrument was acknowledged before me this 2 day of October 2019 by Clay Golden, ~~David Aekel, Mike Hanley, Stephen Mayers, Travis Kaddatz, Carl Meyers, Sara Edgington, Scott Swenson, Cary Corenblum, Joshua Sanders, Matthew Hansen, Deanna Ray, Deborah Martin, Terri Martin, Troy Martin, Alexis Martin, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez~~, any to act, as Substitute Trustee.

Heather Golden

Notary Public

Reported Property Address:
7703 BENT BRANCH
SAN ANTONIO, TX 78250




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

AFFIDAVIT OF COMPLETED FORECLOSURE

BEFORE ME, the undersigned authority, on this day personally appeared Deedra Williams, 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 PHH Mortgage ("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 October 1, 2019 foreclosure sale of that certain land and premises with a street address of 7703 BENT BRANCH, SAN ANTONIO, TX 78250 and described in a Deed of Trust executed by THELMA GARZA, A MARRIED WOMAN, AND GERMAN CANO SIGNING PRO FORMA TO PERFECT LIEN ONLY and delivered in trust to ELDON L. YOUNGBLOOD, said Deed of Trust being executed on 06/30/2006, and filed for record in 12262 2151 20060170070 in the Real Property Records of Bexar 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 PHH Mortgage, whose address is 1 Mortgage Way, Mount Laurel, NJ 08054 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 06/30/2006 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 alive 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.




 Deedra Williams

THE STATE OF TEXAS §
 §
 COUNTY OF DALLAS §

Sworn to and subscribed before me, the undersigned Notary Public, on this day personally appeared Deedra Williams, 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.

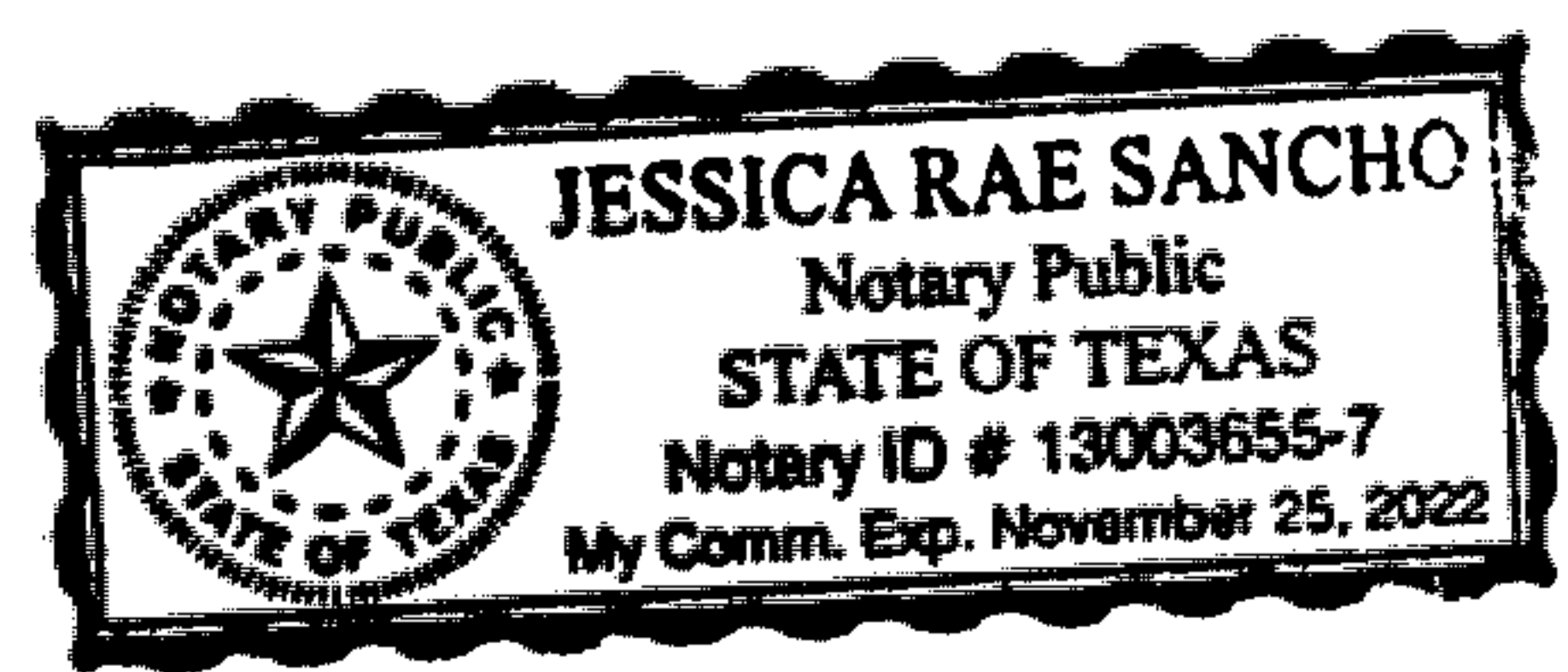
Given under my hand and seal of office this 4 day of October, 2019



 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



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20190202016
Recorded Date: October 07, 2019
Recorded Time: 3:20 PM
Total Pages: 4
Total Fees: \$34.00

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/7/2019 3:20 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk