

Our File Number: 18-030375
Name: PHELPS, ESTATE OF LENORA

SUBSTITUTE TRUSTEE'S DEED

THE STATE OF TEXAS

COUNTY OF HARRIS

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

WHEREAS, Lenora J Phelps, in order to secure the payment of Note for the sum set forth in said Note, payable to the order of ALLIANCE FUNDING COMPANY, DIVISION OF SUPERIOR BANK FSB, made, executed and delivered to JULIE R CAGGIANO, Trustee, Amar Sood, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Substitute Trustee(s), a certain Deed of Trust dated July 6, 1998 in the principal amount of \$45,450.00, recorded in Clerk's File/Instrument Number T144701, of the Real Property Records of HARRIS County, Texas, to which Deed of Trust and its record reference is here made for a detailed description of said Note, the terms and covenants of said Deed of Trust, and the lands and premises there conveyed; said land being more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.364 ACRE OF LAND OUT OF WILDFLOWER GREEN, SECTION ONE (1), LOCATED IN THE H.T. & B. RR. CO., SURVEY, ABSTRACT NO. 130, PATENT NO. 157, VOLUME 27, DATED SEPTEMBER 24, 1903, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 259, PAGE 98 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFOREMENTIONED WILDFLOWER GREEN, SECTION ONE (1), SOUTH 02 DEGREES 25 MINUTES 45 SECONDS EAST, A DISTANCE OF 522.18 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 48.30 FEET TO THE PLACE OF BEGINNING;

THENCE SOUTH 02 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 87 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 21.17 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 87 DEGREE 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 21.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.0264 ACRE OF LAND, MORE OR LESS.

WHEREAS, it is provided in said Deed of Trust that failure to make any of the payments in the above described Note as the same became due and payable, or failure to comply with any or all of the covenants and conditions of said Deed of Trust, shall, at the option of the legal or equitable owner(s) or holder(s) thereof, mature the whole of said Note and in such event or events and at the request of the owner(s) or holder(s) of said Note secured by said Deed of Trust, the said Trustee or his successors shall enforce said Trust by selling the hereinbefore described land and premises according to law, and in accordance with the provisions of said Deed of Trust, all as more fully set out in said Deed of Trust; and,

WHEREAS, default was made in the payment of said Note according to the terms, tenor and effect thereof, and the legal or equitable owner(s) or holder(s) of said Note, after all required notices were given, declared the whole Note immediately due and payable and the Trustee named in said Deed of Trust having been removed, the owner(s) and holder(s) of said indebtedness appointed the undersigned as Substitute Trustee, and requested the undersigned to sell said land and premises according to law and in accordance with the provisions of said Deed of Trust, in satisfaction of the indebtedness secured by said Deed of Trust; and,

WHEREAS, the said land above described was advertised for sale, and written notices of sale were posted in accordance with the terms of said Deed of Trust and in accordance with the laws of the State of Texas pertaining to the foreclosure under the Deed of Trust, said land having been advertised for sale at least 21 days preceding the date of sale at the Courthouse Door of the County

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above set forth, and if provided by said Deed of Trust in two other public places in said land having been advertised to be sold at the Courthouse of Harris County, in the area designated by the Commissioners' Court of such county, pursuant to §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 of Sale was posted) on January 2, 2024, the said date being the first Tuesday in said month; and,

WHEREAS, the holder(s) of the debt served written notice of the proposed sale by certified mail at least twenty one (21) days preceding the date of sale on each debtor obligated to pay such debt according to the records of such holder(s) by deposit of the Notice, enclosed in a postpaid wrapper, properly addressed to each debtor at the most recent address shown by the records of the holder(s) of the debt, in a post office or official depository under the care and custody of the United States Postal Service; a copy of such Notice of Sale was filed with the County Clerk of such county at least twenty one (21) days preceding the date of the sale; and

WHEREAS, I, the said Substitute Trustee, did, between the hours of ten o'clock A.M. and four o'clock P.M. and beginning not earlier than 11:00 AM, or not later than three hours thereafter, on the date for which said sale was advertised, offered the said land and premises for sale at public venue at the Courthouse of Harris County, in the area designated by the Commissioners' Court of such county, pursuant to §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; and

WHEREAS, at the said sale, ALLY PROPERTIES LLC, whose address is 5802 Dillon Creek, Katy, TX 77494 (hereinafter referred to as "Grantee") bid for said land and premises the sum of \$117,500.00 cash, which was the highest bid and best offer therefore whereupon said land and premises were knocked off and sold for said sum to the said Grantee in accordance with the terms and provisions of said Deed of Trust;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the said Substitute Trustee, named and appointed under the terms of said Deed of Trust, acting herein under and by virtue of the power conferred upon me by the said Deed of Trust, and in accordance with the laws of the State of Texas, for and in consideration of the sum bid as foresaid, which amount has been applied in accordance with the terms of said Deed of Trust on the indebtedness secured by it, do hereby bargain, sell and convey unto the said Grantee the said hereinbefore described land and premises, together with all and singular the rights and appurtenances to the same in anywise belonging.

TO HAVE AND TO HOLD the said property unto the said Grantee, its successors and assigns, forever, in fee simple, and I, the said Substitute Trustee, acting in the capacity and manner aforesaid, by virtue of the power vested in me under the terms of said Deed of Trust, do hereby bind and obligate the said mortgagor(s), his/her heirs, assigns, executors and administrators to warrant and forever defend all and singular the right and title to said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

TO BE EFFECTIVE January 2, 2024.

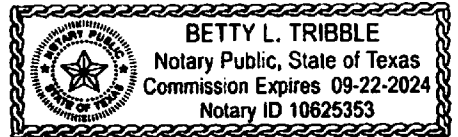
EXECUTED THIS 4th DAY OF January, 2024.

[Signature]
Amar Sood, Carl Meyers, Leb Kemp, Traei Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, SUBSTITUTION TRUSTEE

THE STATE OF TEXAS
COUNTY OF Harris

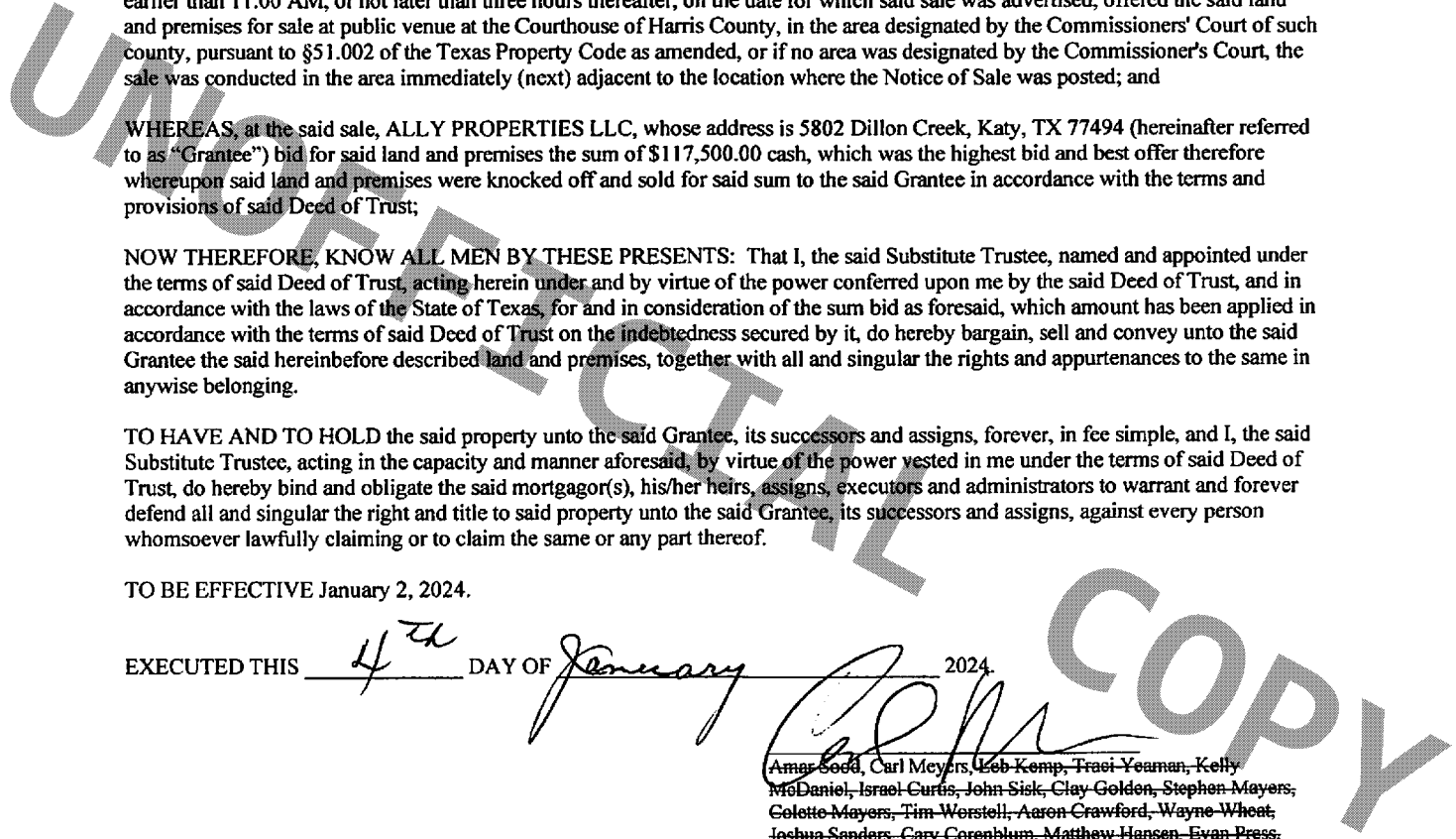
This instrument was acknowledged before me on 4th day of January, 2024 by Amar Sood, Carl Meyers, Leb Kemp, Traei Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Substitute Trustee(s).

(SEAL)



[Signature]
Notary Public, State of Texas
BETTY L. TRIBBLE
Printed Name of Notary Public

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Our File Number: 18-030375
Name: PHELPS, ESTATE OF LENORA

RETURN TO: LOGS Legal Group LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040

UNOFFICIAL

COPY

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LF# 18-030375

**AFFIDAVIT OF NOTICE TO DEBTORS
AND AFFIDAVIT OF MILITARY STATUS**

THE STATE OF TEXAS

COUNTY OF HARRIS

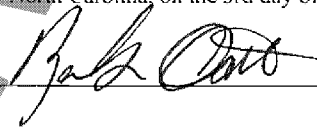
"The attached Notice of Trustee's Sale was posted at least twenty-one (21) days preceding the date of the sale at the Courthouse door of the County in which the property is located, and if appropriate, at two (2) other public places in such county, as set forth on the attached Notice of Trustee's Sale. A signed Notice of Trustee's Sale was filed in the office of the County Clerk of such county at least twenty-one (21) days preceding the date of the sale. In addition, Mortgagee caused the attached Notice of Trustee's Sale to be served and said Notice was served by Certified Mail upon all debtors obligated to pay the debt described in said Notice of Trustee's Sale, according to the records of such Mortgagee, at least twenty-one (21) days preceding the date of sale. The service was completed by depositing said written notice, enclosed in a postpaid wrapper, properly addressed as shown by the records of the Mortgagee, in an official depository under the care and custody of the United States Postal Service."

"The debtor(s) in default under the Deed of Trust/Security Instrument on the property described in the attached Notice of Trustee's Sale were served with written notice by certified mail of their default, and were given at least twenty (20) days to cure the default before the entire debt became due and notice of sale was given; such writing gave notice of intent to accelerate if such default was not cured."

"To the best of my knowledge, Lenora J. Phelps, Betty Moon and Rose Waddy on the date of the Trustee's Sale, which date of sale and property are set forth and described in the attached Notice of Trustee's Sale died on February 04, 2017 and February 12, 2023 and July 20, 2000, respectively. All notices were properly sent to the Estate of Lenora J. Phelps, Betty Moon and Rose Waddy. To the best of my knowledge, all other signor(s) of the Note and/or Deed of Trust/Security Instrument was/were alive on the date of the Trustee's Sale. The signor(s) of the Note and/or Deed of Trust/Security Instrument was/were either (i) not active duty military during the twelve (12) months prior to the said Trustee's Sale, or (ii) the obligation secured by the Deed of Trust/Security Instrument originated after the date on which the period of their military service began."

"My name is Barbara Oot, and my office address is 10130 Perimeter Parkway, Suite 400, Charlotte, NC 28216. I declare under penalty of perjury that the foregoing is true and correct."

Executed in Mecklenburg County, State of North Carolina, on the 3rd day of January, 2024.



RETURN TO: LOGS Legal Group LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216

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COPY

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Pages 5
01/19/2024 09:10 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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COPY UNOFFICIAL

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