

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.

SUBSTITUTE TRUSTEE'S DEED

SALE INFORMATION:

Date of Sale	September 3, 2024
Time of Sale	10:78 am
Consideration	\$ 217,122.54
Place of Sale	The Bayou City Event Center's Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 in Harris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.
Grantor	Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act
Grantor's Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001
Grantee	Seattle Bank
Grantee's Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT 10, IN BLOCK 11, OF SAGEMONT, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 121, PAGE 18, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

DEED OF TRUST INFORMATION:

Borrower	John Davis, Jr. and Bobbie Lee Davis	Deed of Trust Date	November 9, 2006
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	Recording Information	Instrument #: 20060204709 Book #: RP 033-96 Page #: 1192 in Harris County, Texas
Original Trustee	Robert K. Fowler, Brown, Fowler & Alsup	Original Principal	\$159,000.00
Property County	Harris	Property Address	11615 Sagehollow Lane Houston, TX 77089

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Seattle Bank	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Seattle Bank	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

WHEREAS, Borrower granted, sold and conveyed the Property described above to the Original Trustee, 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 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;

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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 to sell the Property and apply the proceeds of the Sale to the indebtedness in accordance with the Deed of Trust;

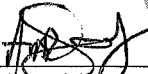
WHEREAS, written Notice of Acceleration and Trustee's Sale was mailed to all debtors obligated on the debt, filed with the County Clerk and posted at the Courthouse of Harris County, Texas, at least twenty-one days prior to the date of Sale indicated above;

WHEREAS, between the hours of 10:00 AM and 4:00 PM and within three hours of the notice of earliest time of Sale, Grantor at public auction 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 Borrower(s) 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.

Affidavit of Substitute Trustee attached hereto as Exhibit A.

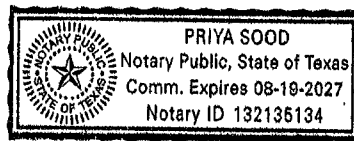

~~Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act, as Substitute Trustee.~~

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 3 day of September, 2024 by ~~Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva, Nicole Durrett, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act, as Substitute Trustee.~~


Notary Public

Return to:
TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001



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UNRECORDED COPY

EXHIBIT A

AFFIDAVIT OF SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF DALLAS

Selim Taherzadeh appeared in person before me today and stated under oath:

“My name is Selim Taherzadeh. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.


“Under the direction of Seattle Bank, the Beneficiary of the Deed of Trust described below and of the obligations secured thereby, I, as a Substitute Trustee appointed to enforce the power of sale contained in the Deed of Trust dated November 9, 2006, executed by John Davis, Jr. and Bobbie Lee Davis to Robert K. Fowler, Brown, Fowler & Alsup, Trustee, filed for record as Instrument #: 20060204709 Book #: RP 033-96 Page #: 1192 of the Real Property Records of Harris County, Texas, securing payment of the Promissory Note of the same date in the original principal amount of \$159,000.00, executed by John Davis, Jr. and Bobbie Lee Davis and payable to the order of Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B. , did post or cause to be posted, on August 8, 2024, signed copies of a notice of foreclosure sale, at the officially designated place, located near an entrance door to the County Courthouse of Harris County, Texas, and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Harris County, Texas that same day.

“I further served, or caused to be served, a true and correct copy of the notice of foreclosure sale on all parties entitled to such by depositing the same, postage prepaid, certified mail, return receipt requested, in a post office or official depository of the U.S. Postal Service at least 21 days prior to the foreclosure sale.

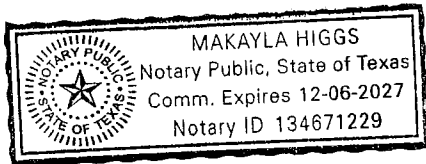
“Further, on September 3, 2024 at a time not earlier than the time set forth in the notice of foreclosure sale and beginning not later than three hours thereafter, the foreclosure sale was conducted. The foreclosure sale occurred in the area of the courthouse designated by the commissioner’s court and specified in the notice of foreclosure sale.

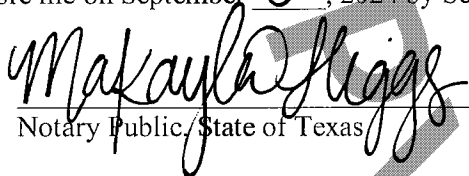
“Seattle Bank notified or caused to be notified the heirs of Bobbie Lee Davis, Deceased and the heirs of John Davis, Jr., Deceased by certified mail that they had a period of not less than twenty days to cure the default before the entire debt secured by the Deed of Trust became due and notice of the proposed foreclosure sale was given.

“To the best of my knowledge and belief, Bobbie Lee Davis, Deceased and John Davis, Jr., Deceased were not, on September 3, 2024 or at any time within the twelve months preceding that date, on active duty in any branch of the Armed Services of the United States of America.”


Selim Taherzadeh
Affiant

SUBSCRIBED AND SWORN TO before me on September 6, 2024 by Selim Taherzadeh.




Makayla Higgs
Notary Public, State of Texas

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Pages 4
09/18/2024 01:44 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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