

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.

15302 LAKEVIEW DRIVE
HOUSTON, TX 77040
00000009351271

SUBSTITUTE TRUSTEE'S DEED

GRANTOR(S):
THOMAS A. WILLBERN, III AND ALLISON A. WILLBERN

DEED OF TRUST DATE: July 8, 1993
DATE OF SALE OF PROPERTY: November 05, 2024

ORIGINAL MORTGAGEE:
NORTH AMERICAN MORTGAGE COMPANY

TIME OF SALE: 12:49 AM/PM

PLACE OF SALE OF PROPERTY:
BAYOU CITY EVENT CENTER, 9401 KNIGHT RD,
HOUSTON TX IN THE LARGE BALLROOM IN THE
DESIGNATED AREA OUTLINED IN THE
COMMISSIONERS COURT ORDER

CURRENT MORTGAGEE:
NATIONSTAR MORTGAGE LLC

GRANTEE/BUYER:
NATIONSTAR MORTGAGE LLC

MORTGAGE SERVICER:
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

GRANTEE/BUYER'S MAILING ADDRESS:
C/O NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPELL, TX 75019

RECORDED IN:
CLERK'S FILE NO. P331983

AMOUNT OF SALE: \$ 446,250.00

PROPERTY COUNTY/LEGAL DESCRIPTION: HARRIS

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Grantor conveyed the property to Trustee in trust to secure payment of the Note. Mortgagee, through the Mortgage Servicer, declared that Grantor defaulted in performing the obligations of the Deed of Trust. Current Mortgagee of the Note, through the Mortgage Servicer, accordingly has appointed Substitute Trustee and requested Substitute Trustee to enforce the trust.

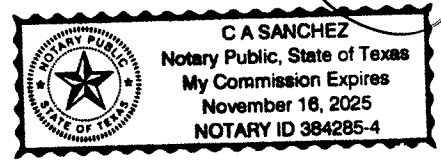
Notices stating the time, place and terms of sale of the property were mailed, posted and filed, as required by law. Substitute Trustee sold the property to Buyer, who was the highest bidder at the public auction, for amount of sale in the manner prescribed by law. The subject sale was conducted no earlier than 10:00AM as set forth in the Notice of Substitute Trustee's Sale and was concluded within three (3) hours of such time. All matters, duties and obligations of Mortgagee were lawfully performed.

Substitute Trustee, subject to any matters of record, and for amount of sale paid by buyer as consideration, grants, sells and conveys to Buyer, Buyer's heirs, executors, administrators, successors or assigns forever, the property together with all rights and appurtenances belonging to Grantor. Substitute Trustee hereby sells the above referenced property AS IS without any expressed or implied warranties, except as to warranties of title, and hereby conveys the property to the purchaser at the purchaser's own risk, pursuant to the terms of Texas Property Code §§ 51.002 and 51.009.

WITNESS MY HAND, this 11-5-24
Substitute Trustee [Signature]
Printed Name REX KESLER

STATE OF TEXAS
COUNTY OF HARRIS
Before me, the undersigned Notary Public, on this day personally appeared REX KESLER
as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as
[Signature] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me
that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11-5-2024
My Commission Expires:
Notary Public for the State of TEXAS
Printed Name of Notary Public



RETURN TO:
Barrett Daffin Frappier
Turner & Engel, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



STD0000009351271

RP-2024-421075

0000009351271

EXHIBIT "A"

LOT FORTY-ONE (41), IN BLOCK FORTY-TWO (42) OF JERSEY VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

RP-2024-421075

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RETURN TO:
Barrett Daffin Frappier
Turner & Engel, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



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STATEMENT OF FACTS

15302 LAKEVIEW DRIVE
HOUSTON, TX 77040

BDFTE No: 0000009351271

Jesus Angulo

BEFORE ME, the undersigned authority on this day personally appeared _____, known to me, who upon oath administered by me deposed and stated:

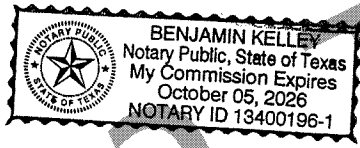
1. I am a representative of the law firm BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP in connection with the administration of foreclosure of that certain Deed of Trust or Security Instrument ("Deed of Trust") dated July 08, 1993, recorded in CLERK'S FILE NO. P331983, Real Property Records, HARRIS County, TEXAS, executed by THOMAS A. WILLBERN, III AND ALLISON A. WILLBERN ("Grantor").
2. I am making this affidavit based upon certain records maintained within the firm's files in the regular course of its business, which may include images of notices, certified mail forms, the signed Substitute Trustee's Deed, title searches, and other documents and records obtained and maintained in the usual course of business. Together with my general knowledge of mortgage servicer practices for referring foreclosure matters to the firm, the statements and information shown in these records form the basis for the following statements made in this affidavit, which to the best of my knowledge and belief are true.
3. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Mortgage Servicer for the Lender or its Nominee concerning the debt evidenced by the Deed of Trust.
4. The Mortgagee, through the Mortgage Servicer declared that the Grantor defaulted in performing the obligations of the Deed of Trust and lawfully performed service of a proper notice of default and other obligations and duties of the Mortgage Servicer.
5. All notices of acceleration were served on each debtor obligated on the debt according to records obtained from the Mortgage Servicer by certified mail at the last known address of each such debtor in accordance with law. Based upon these records, each mortgagor was alive at the time of the foreclosure sale or if deceased, title was restored to the debt owner through a court judgment, or an underwriter's approval letter obtained, or the statute of limitations to file a probate action has passed and no probate action was filed.
6. At the instructions and on behalf of the Mortgage Servicer, Notices stating the time, place and terms of sale of the property were mailed, posted and filed in accordance with law. Notices were served on each debtor obligated on the debt according to records obtained from the Mortgage Servicer by certified mail at the last known address of each such debtor at least twenty one (21) days before the date of the sale.
7. Through my work at the firm, I know that the firm follows a regular process in foreclosure matters to ascertain a Grantor's military service status for purposes of the Federal Service Member's Civil Relief Act and state law. I am familiar with this regular process, which involves submitting Grantors' names and identifying information obtained from the Mortgage Servicer or commercially available records searches to the Federal Defense Manpower Data Center ("DMDC") through that agency's official internet search site (the "DMDC" Site). Based upon my review of search returns obtained and maintained in the firm's files and loan records provided by the Mortgage Servicer, no Grantor is reported as on active duty military service or is reported as having concluded active duty military service within the preceding year or qualifies for foreclosure protection under the Federal Service Member's Civil Relief Act and state law.

STATE OF TEXAS }
COUNTY OF DALLAS }

Name: Jesus Angulo
Date: 11-8-24

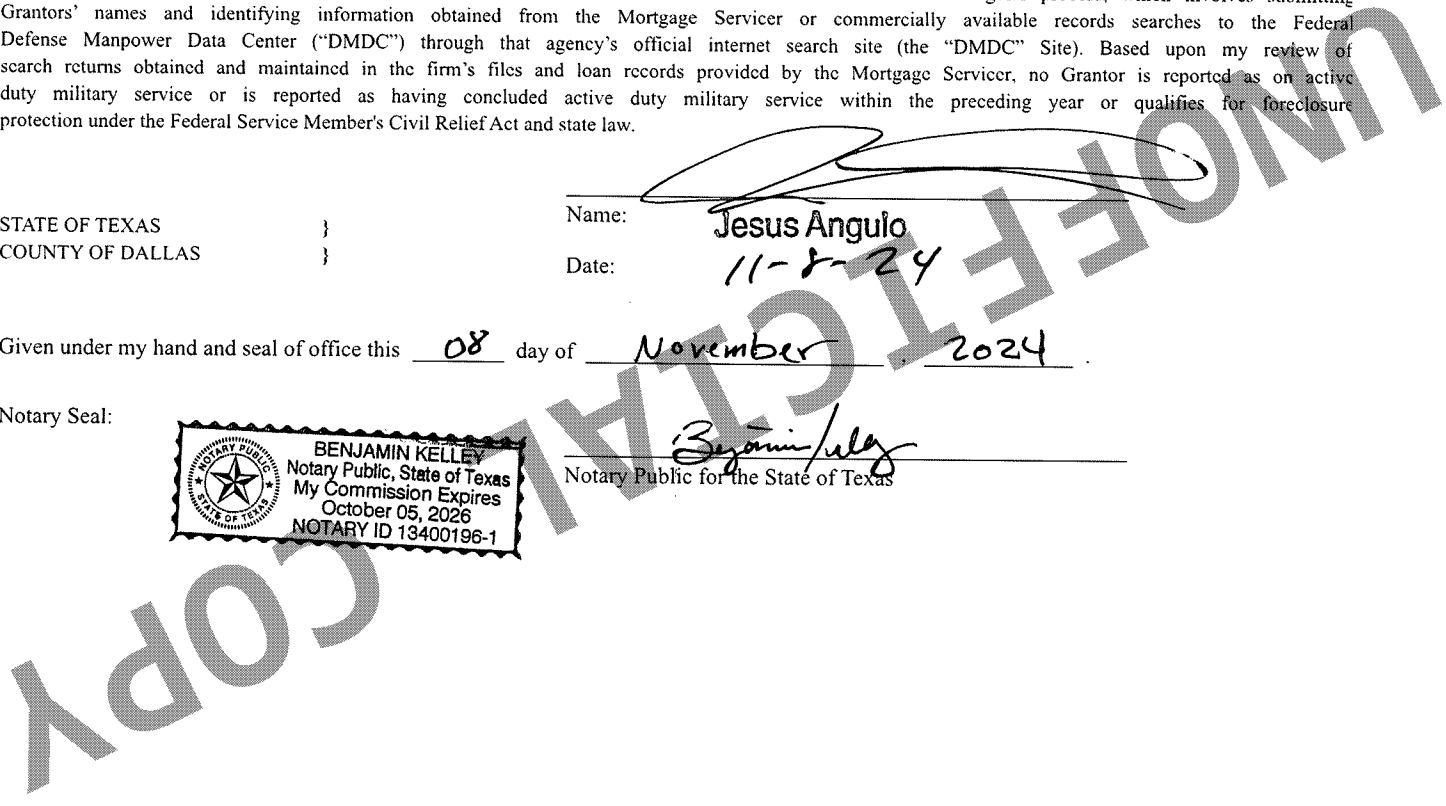
Given under my hand and seal of office this 08 day of November 2024

Notary Seal:



Benjamin Kelley
Notary Public for the State of Texas

RP-2024-421075



RETURN TO:
BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: November 05, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TEXAS 77045 IN THE MAGNOLIA SOUTH BALLROOM AS DEPICTED IN EXHIBIT B OF THE COMMISSION'S COURT ORDER. or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 08, 1993 and recorded in Document CLERK'S FILE NO. P331983 real property records of HARRIS County, Texas, with THOMAS A. WILLBERN, III AND ALLISON A. WILLBERN, grantor(s) and NORTH AMERICAN MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS A. WILLBERN, III AND ALLISON A. WILLBERN, securing the payment of the indebtednesses in the original principal amount of \$300,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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RP-2024-421075

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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead M. SAMUEL DAFFIN II, BECKETT FRAPPIER, CINDY SANCHEZ, JEFF FLEMING, RYAN BOURGEOIS, NATHAN SANCHEZ, REX KESLER, OR THOMAS REDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HARRIS County Clerk and caused to be posted at the HARRIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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EXHIBIT "A"

LOT FORTY-ONE (41), IN BLOCK FORTY-TWO (42) OF JERSEY VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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Pages 7
11/12/2024 12:13 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$45.00

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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