

SUBSTITUTE TRUSTEE'S DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS, by a certain Deed of Trust, dated May 1, 2008, recorded in the office of the County Clerk in Document No. 20080257515, HARRIS County, Texas, SARAH ROWLES SEWING, A SINGLE PERSON, Grantor(s), conveyed to BEN HAYES RIGGS, Trustee(s), certain property hereinafter described, for the purpose of securing and enforcing payment of a certain note described in said Deed of Trust, of even date therewith and in the original principal sum of \$185,000.00.

WHEREAS, PNC BANK, NATIONAL ASSOCIATION, the holder of said Note and Deed of Trust, as authorized by and provided in said Deed of Trust, appointed the undersigned to serve as Substitute Trustee(s) and to enforce the trust, the said SARAH SEWING having made default in the payment of said note according to the terms, tenor and effect thereof; and

WHEREAS, I/we, CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD as Substitute Trustee(s), did on November 5, 2024 between the hours of 10:00 AM and 1:00 PM, after having posted written notice of the time, place and terms of a public sale of the hereinafter described property, which written notice was posted at the courthouse door of HARRIS County, Texas, the county in which said real estate is situated, and which said notice was posted for at least twenty-one (21) days preceding the date of the sale, sell the hereinafter described property at public venue in the place/area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, to G3 Group the Grantee(s) herein, being the highest bidder, for the sum of \$219,000.00; and

WHEREAS, from the affidavit attached hereto and made a part hereof, it appears that the beneficiary (holder of the indebtedness above described) served notice of such Substitute Trustee's Sale by certified mail at least twenty-one (21) days preceding the date of sale on each debtor obligated to pay such indebtedness according to the records of the beneficiary and as required by law; and

WHEREAS, all prerequisites required by law and/or by said Deed of Trust have been duly satisfied by the beneficiary therein and by said Substitute Trustee(s):

RP-2024-433683

NOW, THEREFORE, in consideration of the premises and of the payment to me of the sum of \$219,000.00, by the said Grantee(s), I/we, CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD as Substitute Trustee(s), by virtue of the authority conferred upon me/us in said Deed of Trust, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Grantee(s) and the Grantee(s) heirs, successors, administrators, executors and assigns, all of the following described property situated in HARRIS County, Texas:

LOT THREE (3) AND THE ADJOINING WEST 37FT OF LOT FOUR (4), BLOCK 86 OF RIVERSIDE TERRACE, SECTION 20, AN ADDITION IN HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 20, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED, WHICH PROPERTY IS MORE COMMONLY KNOWN AS 4213 LAUREL DRIVE, HOUSTON, HARRIS COUNTY, TEXAS.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

TO HAVE AND TO HOLD the above described premises and property, together with the rights, privileges and appurtenances thereto belonging, unto the said Grantee(s) and the Grantee(s) heirs, successors, administrators, executors and assigns, forever; and I/we, CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD, as said Substitute Trustee(s), do hereby bind the said SARAH ROWLES SEWING, A SINGLE PERSON, the Debtor(s) and the Debtor(s) heirs, successors, administrators, executors and assigns, to warrant and forever defend the said premises unto the said Grantee(s) and the Grantee(s) heirs, successors, administrators, executors and assigns forever, against the claim or claims of all persons claiming or to claim the same or any part thereof.

EXECUTED the 8th day of November, 2024.

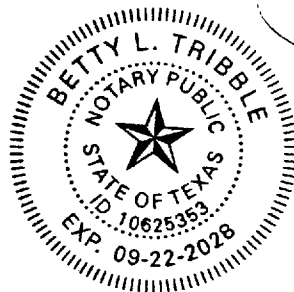
~~CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD~~

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

STATE OF TEXAS

COUNTY OF Harris

Before me, the undersigned authority, on this 8th day of November, 2024 personally appeared Carl Meyers known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Betty L. Tribble
NOTARY PUBLIC, STATE OF TEXAS

My Commission expires: 09-22-2028

GRANTEE(S) ADDRESS:
7507 Prairie Street
Hitchcock, TX 77563

RP-2024-433683

Cause No. 202233006

In re: Order for Foreclosure Concerning § IN THE DISTRICT COURT
4312 LAUREL DR §
HOUSTON, TX 77021 §
Under Tex. R. Civ. P. 736 §

Petitioner: § OF HARRIS COUNTY, TEXAS
PNC BANK, NATIONAL §
ASSOCIATION §

Respondent(s): §
SARAH ROWLES SEWING § 152nd JUDICIAL DISTRICT

**DEFAULT ORDER TO PROCEED WITH
EXPEDITED FORECLOSURE UNDER TEX. RULE CIVIL PROCEDURE 736**

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 SARAH ROWLES SEWING of 4312 LAUREL DR HOUSTON, TX 77021 and PO BOX 300729, HOUSTON, TX 77230. 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 subject of this foreclosure proceeding is commonly known as 4312 LAUREL DR HOUSTON, TX 77021 with the following legal description:

LOT THREE (3) AND THE ADJOINING WEST 37FT OF LOT FOUR (4), BLOCK 86 OF RIVERSIDE TERRACE, SECTION 20, AN ADDITION IN HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 20, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED, WHICH PROPERTY IS MORE COMMONLY KNOWN AS 4213 LAUREL DRIVE, HOUSTON, HARRIS COUNTY, TEXAS,

UNOFFICIAL COPY

RP-2024-433683

4. The lien to be foreclosed is indexed or recorded at Document No. 20080257515 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 adopted 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 Servicemember's 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 or review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filing in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this ___ day of _____, 2022.

JUDGE PRESIDING

APPROVED:

By 
Dominique Varner (dvarner@hwa.com) TBA #00791182
Anthony A. Garcia (AGarcia@hwa.com) TBA #24091639
HUGHES, WATTERS & ASKANASE, L.L.P.

Total Plaza
1201 Louisiana, 28th Floor
Houston, Texas 77002
(713) 759 0818 Telephone
(713) 759 6834 Telecopier

AFFIDAVIT OF POSTING/FILING NOTICE OF SALE
STATE OF TEXAS

COUNTY OF HARRIS

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by a Deed of Trust, dated May 1, 2008, executed by SARAH ROWLES SEWING, A SINGLE PERSON to BEN HAYES RIGGS, Trustee(s) and recorded in the office of the County Clerk in Document No. 20080257515, HARRIS County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on November 5, 2024 between the hours of 10:00 AM and 1:00 PM;

(i) Written notice of the proposed sale, designating the County in which the property securing the above Deed of Trust will be sold, was posted (Notice of Sale) at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and

(ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

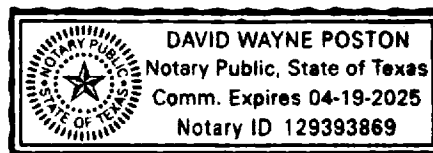
CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT OR STEVE LEVA, AMAR SOOD
Substitute Trustee

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this 5 day of SEP., 2024, by CHRIS POSTON.

NOTARY PUBLIC, STATE OF TEXAS
My Commission expires: 4/19/2025



RP-2024-433683

AFFIDAVIT OF SENDING NOTICE OF SALE/MILITARY STATUS

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, personally appeared the undersigned affiant, who, after being duly sworn, deposes and states under oath as follows:

- (a) I am above the age of eighteen (18) years and am competent to make this affidavit and knowledgeable of the statements made in this affidavit.
- (b) At the instructions of and based upon the information provided by the holder of the indebtedness, or its agent, secured by a Deed of Trust, dated May 1, 2008, executed by SARAH ROWLES SEWING, A SINGLE PERSON, to BEN HAYES RIGGS, Trustee(s), and recorded in the office of the County Clerk under Document No. 20080257515, HARRIS County, Texas, the undersigned caused written notice of the proposed sale of the real property encumbered by said Deed of Trust scheduled for November 5, 2024 to be mailed by certified mail return receipt requested on each debtor obligated to pay the indebtedness secured by said Deed of Trust according to the records of such holder or agent and as provided and instructed by such holder or agent at least twenty-one (21) days preceding the date of the scheduled sale.
- (c) To the best of the undersigned's knowledge and belief-and based upon information obtained from the U.S. Defense Manpower internet military website, it is my belief that such debtor(s) is/are not in the armed services of the United States of America on the date hereof or one year prior hereto.
- (d) To the best of the undersigned's knowledge and belief and based upon information obtained from public records, it is my belief that such debtor(s) are not debtor(s) in any bankruptcy proceedings.
- (e) To the best of undersigned's knowledge and belief, the Debtor(s) is/are alive.

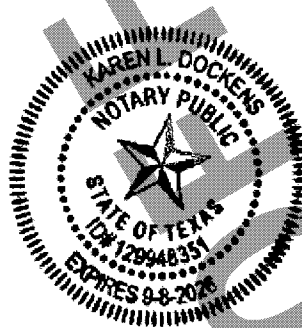
Viviana Robledo
 VIVIANA ROBLEDO

STATE OF TEXAS
 COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO before me on this 19 day of November, 2024 by VIVIANA ROBLEDO.

GRANTEE(S) ADDRESS:
 7507 Prairie Street
 Hitchcock, TX 77563

Karen Dockens
 NOTARY PUBLIC, STATE OF TEXAS
 KAREN DOCKENS



AFTER RECORDING RETURN TO:
 Hughes, Watters & Askanase, L.L.P.
 1201 Louisiana, Suite 2800
 Houston, Texas 77002
 Attn: Foreclosure Department
 Ref: **2022-001436**

RP-2024-433683

RP-2024-433683
Pages 8
11/20/2024 11:25 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$49.00

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

RP-2024-433683