

TS No. TX-273603-C

Substitute Trustee's Deed

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.

STATE OF TEXAS
COUNTY OF Harris

WHEREAS, JUAN EDUARDO DE LA TORRE, A MARRIED PERSON AND AUROA RAMIREZ DE LA TORRE, SIGNING PRO FORMA TO PERFECT LIEN ONLY. in order to secure the payment of the Note for the sum set forth in said Note, payable to the order of UNIVERSAL AMERICAN MORTGAGE COMPANY, A FLORIDA CORPORATION, made, executed and delivered to G TOMMY BASTIAN, Trustee, a certain Deed of Trust dated 05/23/2000, recorded in Volume XX, Instrument No U409417, Page XX 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

(3) 2OR

LOT NINETEEN (19), IN BLOCK ONE (1), OF AMENDING PLAT OF KINGS RIVER VILLAGE SECTION SEVEN (7), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. T-732073 AT FILM CODE NO. 42035 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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WHEREAS, said Note together with the liens securing same was transferred and assigned in due course for value before maturity to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N A as successor to JPMorgan Chase Bank N A as Trustee, sbm Bank One National Association, as Trustee for RAMP 2006SP3

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 Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N A as successor to JPMorgan Chase Bank N.A as Trustee, sbm Bank One National Association, as Trustee for RAMP 2006SP3, or the legal or equitable holder thereof, mature the whole of said Note and in such event or events and at the request of the owner or holder 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 or holder of said note, after all required notices were given, evidenced by Affidavit of Notice to Debtors and Affidavit of Military Status, attached hereto and made a part hereof; declared the whole note immediately due and payable and the Trustee named in said Deed of Trust having been removed, the owner and holder 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 holder of the debt, by certified mail, has given written notice to the debtors at their last known address that the debtor was in default under the terms of the Deed of Trust and giving the debtor at least twenty days to cure the default (or thirty days if the above referenced Deed of Trust so states) prior to the entire debt being accelerated and the Notice of Trustee Sale given, and

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UNRECORDED COPY

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, at least 21 days preceding the date of the sale at the Courthouse Door of Harris County, Texas, and

WHEREAS, the holder of the debt requested the Substitute Trustee and by this instrument the Substitute Trustee swears, deposes and states under oath that there was 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 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 of the debt, in a post office of official depository under the care and custody of the United States Postal Service, and a copy of such Notice of Sale was filed with the County Clerk of such County preceding the date of this sale, and that the Mortgagor(s), his (their), heirs and/or assigns are alive and are not in the military service and were not in the military on the day of sale nor 90 days prior to the day of sale

WHEREAS, I, the said Substitute Trustee, after all prerequisites required by law and/or by said Deed of Trust have been duly satisfied by the holder of the Note, and by said Substitute Trustee, did conduct the sale on 04/05/2011, said sale beginning no earlier than 10:00 A. M. o'clock and being concluded within 3 hours of such starting time on the date for which said sale was advertised, offering the said land and premises for sale and conducting said sale in the area of the Courthouse designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place and if no place was designated by the Commissioner's Court, the sale was conducted at the place where the Notice of Trustee's Sale was posted in the County Courthouse, and,

WHEREAS, at the said sale The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N A. as successor to JPMorgan Chase Bank N A as Trustee RAMP 2006SP3, (hereinafter "Grantee"), whose address is C/O GMAC MORTGAGE, LLC FKA GMAC MORTGAGE CORPORATION, 1100 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034, bid for said land and premises the sum of \$146,400.00, which was the highest and best bid offered for said land and premises, 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,

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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 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 aforesaid, 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 (theirs) 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

EXECUTED this instrument on 4 May 2011

Audrey Lewis
Audrey Lewis
SUBSTITUTE TRUSTEE

10R

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State of Texas
County of Fort Bend

SUBSCRIBED AND SWORN TO (OR AFFIRMED) before me, Theresa Perales on this
4th day of May, 2011, by Audrey Lewis, personally known to me or proved
to me on the basis of satisfactory evidence to be the person(s) who appeared before me

COPY

Theresa Perales
Signature of Notary Public



RETURN TO Land Records of Texas
1525 W Walnut Hill Lane, Suite 300
IRVING, TX 75038

ER 023 - 60 - 0985

UNOFFICIAL

Executive Trustee Services, LLC
2255 North Ontario Street, Suite 400
Burbank, CA 91504-3120

TS # TX-273603-C
Loan No # 7432108108

State of California } ss
County of Los Angeles }

AFFIDAVIT OF NON-MILITARY SERVICE

I, **Alejandra Perez**, being duly sworn, deposes and says, that **AUROA RAMIREZ DE LA TORRE, JUAN EDUARDO DE LA TORRE**, are (is) not now, or within the period of nine months prior to the making of this affidavit, (a) in the Federal Service on active duty as a member of the Army of the United States, or the United States Navy, or the United States Air Force, the Women's volunteer Naval Reserve, or the Marine Corps, or Women's Auxiliary Marine Corps Reserve, or the Coast Guard Reserve, or the Women's Army Corps. Or as an officer of the Public Health Service, or (b) in training or being educated under the supervision of the United States preliminary to induction into the military service or (c) under orders to report for induction under the Selective Training and Service Act of 1940, or (d) a member of the Enlisted Reserves Corps under orders to report for military service, or (e) an American Citizen, serving with the force of any nation allied with the United States in the prosecution of war; within; the purview of the Soldier's and Sailor's Civil Relief Act of 1940, as amended or (f) serving in the armed forces of the United States Pursuant to the Selective Service Act of 1948

That this affidavit is made for the above referenced Foreclosure for the purpose of inducing G. TOMMY BASTIAN, without leave of court first obtained, to cause said property to be sold under the terms of said deed of trust pursuant to the power of sale contained therein.

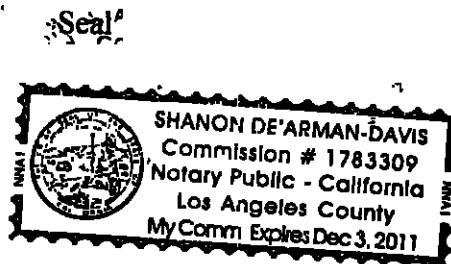
Dated. 4/12/11 By: Alejandra Perez
Alejandra Perez

State of California
County of Los Angeles

SUBSCRIBED and SWORN to (or affirmed) before me this 12 day of April, 2011, by Alejandra Perez, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Shanon De Arman-Davis

Notary Public in and for said State



ER 023 - 60 - 0986



Walz Affidavit # 2212013

AFFIDAVIT OF MAILING

Executive Trustee Services

Date: 03/01/2011

Ref. No.: 7432108108

MailbatchID: 337851

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

The declarant, whose signature appears below, states that he is over the age of eighteen (18) years; is employed in Riverside County, California; acting on behalf of Executive Trustee Services; is not a party to the within action; and that on March 01, 2011, he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent First Class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X 
Affiant Eddie Solares

2247499568
TSN # TX-273603-C
AUROA RAMIREZ DE LA TORRE
20607 CARMINE OAK CT
KINGWOOD, TX 77346-1381

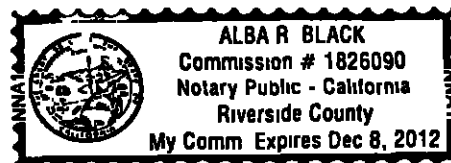
2247499567
TSN # TX-273603-C
JUAN EDUARDO DE LA TORRE
20607 CARMINE OAK CT
KINGWOOD, TX 77346-1381

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

Subscribed and sworn to (or affirmed) before me on this 2 day of MAR (month), 2011 (year), by Eddie Solares, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

 (Signature of Notary)

(Seal of Notary)



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Walz Affidavit # 2212773

AFFIDAVIT OF MAILING

Executive Trustee Services

Date: 03/01/2011

Ref. No.: 7432108108

MailbatchID: 337887

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

The declarant, whose signature appears below, states that he is over the age of eighteen (18) years; is employed in Riverside County, California; acting on behalf of Executive Trustee Services; is not a party to the within action; and that on March 01, 2011, he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent Certified Mail, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct

x Eddie Solares
Affiant Eddie Solares

7196 9006 9295 0460 3550
TSN # TX-273603-C
AUROA RAMIREZ DE LA TORRE
20607 CARMINE OAK CT
KINGWOOD, TX 77346-1381

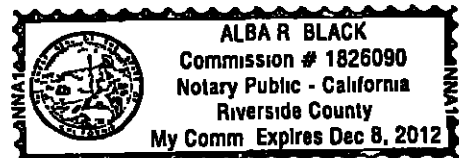
7196 9006 9295 0460 3567
TSN # TX-273603-C
JUAN EDUARDO DE LA TORRE
20607 CARMINE OAK CT
KINGWOOD, TX 77346-1381

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

Subscribed and sworn to (or affirmed) before me on this 2 day of MAR (month), 2011 (year), by Eddie Solares, proved to me on the basis of satisfactory evidence to be the person who appeared before me

[Signature] (Signature of Notary)

(Seal of Notary)



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Pages 7
05/06/2011 12:05:14 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 36.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS