

RP-2024-324513

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Section 51.002 of the Texas Property Code, on Tuesday, September 3, 2024, between the hours of 10:00 a.m. and 4:00p.m.; and

WHEREAS, I, the said 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 Tuesday, September 3, 2024 for which sale was advertised, offered the Property for sale at public venue at the designated place of such County, pursuant to Section 51.002 of the Texas Property Code as amended; and

WHEREAS, at the sale, said **JMB HOMES TOTAL SOLUTIONS LLC**, whose address is 23627 Cansfield Way, Katy, TX 77494 (hereinafter referred to as "Grantee") bid for said Property the sum of \$364,285.02, (which payment, in accordance with applicable law and the terms of the Deed of Trust, was made by crediting the Purchase Price against amounts due on or with respect to the indebtedness secured by the Deed of Trust), which was the highest bid and best offer therefore, whereupon said Property was sold at 1:23 p.m. for said sum to the said Grantee in accordance with the terms and provisions of said Deed of Trust; 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 Trustee.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the said Trustee, named and appointed under the terms of said Deed of Trust, subject to any prior liens, the right of rescission contained in section 51.016 of the Texas Property Code, and other exceptions to conveyance and warranty in the 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, has BARGAINED, SOLD and CONVEYED and by these presents does hereby BARGAIN, SELL and CONVEY unto the said Grantee all of the Property, together with all improvements thereon.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, interests, privileges and appurtenances thereto in any wise belonging unto Grantee, Grantee's heirs, successors and assigns forever, in fee simple, and I, the said Trustee, acting in the capacity and manner aforesaid, by virtue of the power vested in me under the terms of said Deed of Trust, without any liabilities whatsoever on the Trustee personally, does hereby bind and obligate the Mortgagor and Mortgagor's heirs, successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof.

The warranty of title herein made, if any, is made solely on behalf of Mortgagor and Mortgagor's heirs, executors, administrators and successors; and except for the above warranty of title, if any, on behalf of Mortgagor and Mortgagor's heirs, executors, administrators and successors, THIS DEED AND CONVEYANCE IS MADE AND ACCEPTED WITHOUT ANY WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, CONDITION, HABITABILITY OR FITNESS FOR ANY PARTICULAR USE OR PURPOSE, WARRANTIES CREATED BY ANY AFFIRMATION OR FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES WHATSOEVER), by the Trustee, any owner or holder of the Note or any other person or entity whatsoever.

TRUSTEE HAS NOT MADE, AND DOES NOT MAKE, ANY REPRESENTATION, EXPRESS OR IMPLIED, WITH RESPECT TO THE PERSONAL PROPERTY, AND THE PERSONAL PROPERTY IS SOLD TO BUYER "AS IS, WHERE IS, AND WITH ALL FAULTS." THERE IS NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE IN THIS DISPOSITION OF PERSONAL PROPERTY.

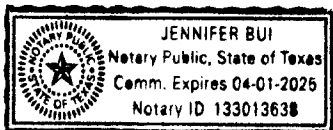
Trustee, being over the age of eighteen (18) years and duly sworn, on oath affirms that the statements contained above are true to the best of his knowledge and belief.

WITNESS my hand this day, September 3, 2024.


BRET A. SCHULTE, TRUSTEE

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 3rd of September 2024, by **BRET A. SCHULTE, TRUSTEE.**




NOTARY PUBLIC

JMB HOME

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Pages 3
09/04/2024 01:28 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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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