

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.

**FORECLOSURE SALE DEED**  
(With attached Affidavit and Notice of Foreclosure Sale for recording as one document)

**Deed of Trust Date:** March 2, 2007

**Grantor(s):** DAVID A. HUMMEL AND DIANA L. HUMMEL

**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Current Mortgagee:** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7

**Recording Information:** Recorded 03/16/2007 in Document 20070163089 of the real property records of Harris County, Texas.

**Property Legal Description:** SEE EXHIBIT A

**Date of Sale:** 04/01/2025 **Time of Sale:** 11:16 AM

**Place of Sale:** AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**Buyer:** ME Alpha II, LLC  
**Buyer's Mailing Address:** 15810 CONNERS ACE DR  
SPRING, TX 77379

**Amount of Sale:** \$173,000.00

By Deed of Trust, Grantor conveyed to ELDON L. YOUNGBLOOD, as Trustee, certain property for the purpose of securing and enforcing payment of the indebtedness and obligations therein described, including but not limited to the Note and all renewals and extensions of the note. AVT TITLE SERVICES, LLC was appointed Substitute Trustees per the terms of the Deed of Trust and Texas Property Code Sections 51.0075 and 51.0076 and was requested to enforce the trust DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7, the current mortgagee of the Deed of Trust, who requested AVT TITLE SERVICES, LLC, as Substitute Trustee, to enforce the trust of the Deed of Trust.

Pursuant to the requirements of the Deed of Trust and the laws of the state of Texas, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7 obtained an Order from the US District Court, Southern District on 06/03/2024 under Cause No. 202417485. A copy of the Order is attached hereto. Thereafter, written notice of the time, place, date, and terms of the public foreclosure sale of the Property was posted at the courthouse of Harris County, Texas, the county in which the Property is situated, and a copy of the notice was also filed with the county clerk of

RP-2025-130033

Harris County, Texas, each notice having been posted and filed for at least twenty-one days preceding the date of the foreclosure sale. Written notice of the time, date, place, and terms of the foreclosure sale was served on behalf of the current Mortgagee by certified mail on each debtor who, according to the records of the current Mortgagee, is obligated to pay any of the indebtedness and obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current Mortgagee at least twenty-one days preceding the date of the foreclosure. Written notice of default and of the opportunity to cure the default to avoid acceleration of the maturity of the note was served on behalf of the current Mortgagee by certified mail on each debtor who, according to the records of the current Mortgagee, is obligated to pay any of the indebtedness and obligations. The certified-mail notices were timely sent by depositing the notices in the United States mail, postage prepaid in proper amount, and addressed to each debtor at the debtor's last known address as shown by the records of the current Mortgagee at least thirty days preceding the date of the acceleration of the maturity of the note and the posting of the mortgaged Property for foreclosure.

In consideration of the premises and of the bid and payment of the amount of \$173,000.00, the highest bid by Buyer, I, as Substitute Trustee, by virtue of the authority conferred on me in the Deed of Trust, have GRANTED, SOLD, and CONVEYED all of the Property to Buyer and Buyer's heirs and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging unto Buyer and Buyer's heirs and assigns forever. I, as the Substitute Trustee, do hereby bind Grantor and Grantor's heirs and assigns to WARRANT and FOREVER DEFEND the Property to Buyer and Buyer's heirs and assigns forever, against the claim or claims of all persons claiming the same or any part thereof.

Executed on 7th day of April, 2025.

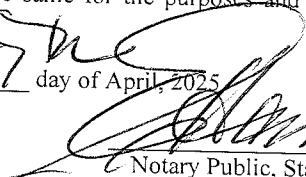
  
Name: Keller Mackie  
Authorized agent for AVT TITLE SERVICES, LLC

STATE OF TEXAS

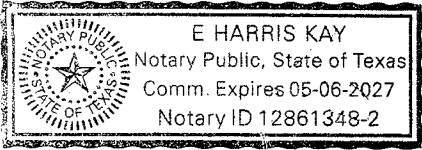
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Keller Mackie, as authorized agent for the Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 7th day of April, 2025.

  
Notary Public, State of Texas

xxxxx8921/10-000728-670-7  
HEL  
AFTER RECORDATION RETURN TO:  
Mackie Wolf Zientz & Mann, P.C.  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, Texas 75254



RP-2025-130033

AFFIDAVIT

BEFORE ME, the undersigned on this day personally appeared ~~Michael Zientz, L. Keller Mackie, Brandon Wolf, Lori Liane Long, Chelsea Schneider, Ester Gonzales, or Karla Balli~~ and after being duly sworn, deposed and states under oath, as follows:

- 1. I am over the age of eighteen (18), have not been convicted of a crime of moral turpitude and have personal knowledge of the facts contained in this affidavit.
- 2. All notices required pursuant to the terms of the Deed of Trust and Texas Property Code Section 51.002(b) and (d) were provided to the debtors.
- 3. In accordance with Texas Property Code Section 51.002, the Notice of Sale was posted at least twenty-one (21) days prior to the date of sale at the proper location designated by the County Commissioner's Court. Additionally, a copy of the Notice of Sale was filed at least twenty-one (21) days prior to the date of sale in the office of the County Clerk of the county in which the sale occurred.
- 4. At this time of the Foreclosure Sale and twelve (12) months prior to the sale, the debtors were not in the armed services of the United States of America.
- 5. At the time of the Foreclosure Sale the debtor, DAVID A. HUMMEL, was deceased on or about 5/2/2019; and the debtor, DIANA L. HUMMEL, was deceased on or about 9/16/2018. Neither were protected by any stay under the United States Bankruptcy Code and were not involved in any divorce proceedings where a receiver had been appointed.

~~Michael Zientz~~  
~~L. Keller Mackie~~  
~~Brandon Wolf~~  
~~Lori Liane Long~~  
~~Chelsea Schneider~~  
~~Ester Gonzales~~  
~~Karla Balli~~

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

SUBSCRIBED AND SWORN TO before me by ~~Michael Zientz, L. Keller Mackie, Brandon Wolf,~~ Lori Liane Long, ~~Chelsea Schneider, Ester Gonzales, or Karla Balli~~ on this 8th day of April, 2025.

  
Notary Public, State of Texas

MWZ#: 10-000728-670-7  
Property Address: 22314 SMOKEY HILL DRIVE, KATY, TX 77450

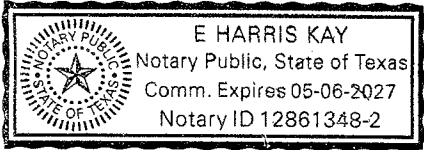


EXHIBIT A

LOT 23, IN BLOCK 10, OF CIMARRON, SECTION THREE (3), A  
SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP  
OR PLAT THEREOF, RECORDED IN VOLUME 238, PAGE 17 OF THE MAP  
RECORDS OF HARRIS COUNTY, TEXAS.

RP-2025-130033

COPY  
UNOFFICIAL

RP-2025-130033

5/7/2024 1:38:09 PM  
Marilyn Burgess - District Clerk  
Harris County  
Envelope No: 87468487  
By: NORTH, SHANNON  
Filed: 5/7/2024 1:38:09 PM

CAUSE NO. 202417485

Pgs-3

IN RE: ORDER FOR FORECLOSURE  
CONCERNING 22314 SMOKEY HILL DRIVE  
KATY, TX 77450 UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT OF

NCA  
7  
5A

PETITIONER:

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF MORGAN  
STANLEY ABS CAPITAL I INC. TRUST 2007-  
HE7 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-HE7

HARRIS COUNTY, TEXAS

RESPONDENT(S):

DAVID A. HUMMEL AND DIANA L. HUMMEL § 234th JUDICIAL DISTRICT

HOME EQUITY FORECLOSURE ORDER

1. On this date, the Court considered Petitioner's Motion for Entry of Final Judgment granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Tex. R. Civ. P. 736.1.
2. The name and last known address of each Respondent subject to this order is:

DAVID A. HUMMEL  
22314 SMOKEY HILL DRIVE  
KATY, TX 77450  
EMAIL UNKNOWN

JEREMY HUMMEL, AS INDEPENDENT  
ADMINISTRATOR OF THE ESTATE OF DAVID ALAN  
HUMMEL, DECEASED, C/O KERRI L. GRAHAM,  
ATTORNEY  
21559 PROVINCIAL BLVD, STE A  
KATY, TX 77450  
EMAIL UNKNOWN

DIANA L. HUMMEL  
22314 SMOKEY HILL DRIVE  
KATY, TX 77450  
EMAIL UNKNOWN

JEREMY HUMMEL, AS INDEPENDENT  
ADMINISTRATOR OF THE ESTATE OF DIANA LYNN  
HUMMEL, DECEASED  
22314 SMOKEY HILL DRIVE  
KATY, TX 77450  
EMAIL UNKNOWN

JEREMY HUMMEL, AS INDEPENDENT  
ADMINISTRATOR OF THE ESTATE OF DAVID  
ALAN HUMMEL, DECEASED  
22314 SMOKEY HILL DRIVE  
KATY, TX 77450  
EMAIL UNKNOWN

JEREMY HUMMEL, AS INDEPENDENT  
ADMINISTRATOR OF THE ESTATE OF DIANA LYNN  
HUMMEL, DECEASED C/O KERRI L. GRAHAM  
21559 PROVINCIAL BLVD., SUITE A  
KATY, TX 77450  
EMAIL UNKNOWN

JEREMY HUMMEL, AS INDEPENDENT  
ADMINISTRATOR OF THE ESTATE OF DAVID  
ALAN HUMMEL, DECEASED  
KASEY A. DOGGETT, ATTORNEY  
201 SOUTH ELEVENTH  
RICHMOND, TX 77469  
EMAIL UNKNOWN

JEREMY HUMMEL, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF DIANA  
LYNN HUMMEL, DECEASED  
C/O DAVID MEDEARIS  
1560 W. BAY AREA BLVD, SUITE 200  
FRIENDSWOOD, TEXAS 77546  
EMAIL: DMEDEARIS@MEDEARISLAW.COM

JEREMY HUMMEL, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF DAVID  
ALAN HUMMEL, DECEASED  
C/O DAVID MEDEARIS  
1560 W. BAY AREA BLVD, SUITE 200  
FRIENDSWOOD, TEXAS 77546  
EMAIL: DMEDEARIS@MEDEARISLAW.COM

Each respondent was properly served with the citation, and 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 the subject of this foreclosure proceeding is commonly known as 22314 SMOKEY HILL DRIVE, KATY, TX 77450 with the following legal description:

**LOT 23, IN BLOCK 10, OF CIMARRON, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 238, PAGE 17 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

4. The lien sought to be foreclosed is indexed or recorded at Document 20070163089 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. Therefore, the Court grants Petitioner's Motion for Entry of Final Judgment under Tex. R. Civ. P. 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement sought to be foreclosed.
7. This Order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Signed: *Lauren Reeder*  
6/3/2024

\_\_\_\_\_  
JUDGE PRESIDING

**Approved and Entry Requested:**

/s/ Ester Gonzales  
MACKIE WOLF ZIENTZ & MANN, P.C.  
Ester Gonzales  
Attorney, State Bar No. 24012708  
egonzales@mwzmlaw.com  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254  
(214) 635-2650 (Phone)  
(214) 635-2686 (Fax)

NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: LOT 23, IN BLOCK 10, OF CIMARRON, SECTION THREE (3), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 238, PAGE 17 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/02/2007 and recorded in Document 20070163089 real property records of Harris County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 04/01/2025  
Time: 10:00 AM  
Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or as designated by the County Commissioners Court.

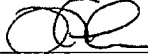
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by DAVID A. HUMMEL and DIANA L. HUMMEL, provides that it secures the payment of the indebtedness in the original principal amount of \$92,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7 obtained a Order from the US District Court, Southern District on 06/03/2024 under Cause No. 202417485. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am SANDY DASIGENIS whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3/6/2025 I filed this Notice of Foreclosure Sale at the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.

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# Pages 9

04/09/2025 10:02 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$53.00

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