

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

SUBSTITUTE TRUSTEE'S DEED

The State of Texas:

Know All Men By These Presents:

County of Harris:

Glossary of Terms

Consideration shall mean \$ 88,000.00 (EIGHTY-EIGHT THOUSAND and 00/100 Dollars)

Grantor shall mean DONNA BRAMMER, Substitute Trustee

Grantee shall mean Lonestar Finance and Lending, Inc., a Texas Corporation

Grantee's Address shall mean PO Box 741109 Houston, TX 77274-1209

Property shall mean that certain tract or parcel of land, situated in Harris County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes; together with (i) all improvements located thereon, if any; (ii) any and all appurtenant easements or rights of way affecting the land, and any of Grantor's rights to use same; (iii) any and all rights of ingress and egress to and from the land and any of Grantor's rights to use same; (iv) the mineral rights, if any, owned by Grantor relating to the land; and (v) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding the land, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the land (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to the land, and (d) any and all reversionary interests in and to the Property. Notwithstanding anything contained herein to the contrary, Grantor is granting, selling, and conveying the rights described in (iii) and (v) directly above, WITHOUT WARRANTY (whether statutory, expressed, or implied)

Permitted Exceptions shall mean all and singular, but only to the extent that the same are currently valid and enforceable against the Property, the following: (i) easements and rights of way, whether of record or not; (ii) all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the Property; (iii) rights of adjoining owners of fences situated on a common boundary line; and (iv) taxes for the current year, and prior years (if applicable)

Recitals

WHEREAS this Substitute Trustee's Deed is being made and executed in connection with the following instrument ("*Security Instrument*"), to-wit:

<i>Date:</i>	09/17/2020
<i>Amount:</i>	\$65,000.00
<i>Maker:</i>	Tessera Alchemy Property LLC, a Texas Limited Liability Company

Security Document means that one (1) certain instrument covering the Property and described as follows:

Original Payee: Allegiance Bank

Type: Deed of Trust ("*Deed of Trust*")

Last being assigned to: Transfer of Note and Liens ("*Assignment*") assigning to Lonestar Finance and Lending, Inc., a Texas Corporation the hereinafter described, recorded in the public Records of Harris County, Texas in or under File No. RP-2024-214287

RP-2025-42604

**Deed of Trust
Information:**

Executed 09/17/2020, recorded in the public records of Harris County, Texas, in or under File No. RP-2020-451753

Currently Held By:

Lonestar Finance and Lending, Inc., a Texas Corporation

WHEREAS, the Security Instrument secures the payment of, among other things, a Promissory Note dated 09/17/2020, executed by Grantor and payable to described Allegiance Bank, in the original principal amount of **\$65,000.00 ("Indebtedness")** more particularly described therein, and pertains to that certain tract of real property situated in Harris County, Texas, together with any and all attachments thereto and any and all improvements and personal property, of whatever kind of nature, located thereon, ("**Property**") including but not limited to the property more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes; and

WHEREAS, Lonestar Finance and Lending, Inc., as the current owner of the Indebtedness requested me, Trustee (whether the original trustee, or a duly appointed trustee) to enforce the trust and to sell the Property in accordance with the provisions of the Security Instrument, and the laws of the State of Texas; and

WHEREAS, pursuant to such request and in accordance with the provisions of the Security Instrument, and § 51.002 of the Texas Property Code, I proceeded to sell the Property at public auction, on Tuesday, **2/4/2025**, after having first given public notice by posting and filing notices of the time, place and terms of such sale, as prescribed by the said Security Instrument, and § 51.002 of the Texas Property Code; and

WHEREAS, at the sale, I struck off the Property to the Grantee, for the Consideration, being the best and highest bidder for the same; and

Conveyance

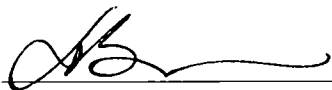
NOW, THEREFORE, I, **DONNA BEAMMER**, Substitute Trustee, by virtue of the powers granted to me by the Security Instrument and, if not the original trustee named in the Security Instrument, by a duly executed appointment of me as Trustee, and in consideration of the foregoing premises and the Consideration paid by the Grantee, the receipt of which is hereby acknowledged (which said sum of money I have applied according to the directions of said Security Instrument), have **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto the Grantee the Property.

This conveyance is made and accepted subject to, all and singular, but only to the extent that the same are currently valid and enforceable against the Property the Permitted Exceptions.

TO HAVE AND TO HOLD, the said Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Grantee, its s and assigns forever and for, and on behalf of the said Grantor in the Security Instrument, and its s and assigns, I do hereby bind the said Grantor, and its s and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the Property, insofar as is authorized by said Security Instrument, unto the said Grantee, its s and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context of this instrument requires, (i) the singular nouns and pronouns include plural; (ii) any gender includes the other genders; and (iii) the term "s and assigns" includes "legal representatives, heirs, administrators, executors, s and assigns".

WITNESS MY HAND, this 2/4/2025


DONNA BEAMMER,
Substitute Trustee

RP-2025-42604

THE STATE OF TEXAS:

COUNTY OF HARRIS:

This instrument was acknowledged before me on the 2/4/2025 by DONNA BEAMER, in their capacity as Substitute Trustee, but not otherwise.

My Commission Expires:

2/2/2027


Notary Public in and for the State of T E X A S

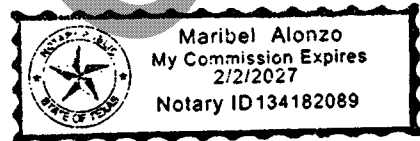


Exhibit "A"

Property (including any improvements): All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as LOT FIVE (5), IN BLOCK ONE (1), OF WHITE'S ADDITION OF THE SOUTH 1/3 OF HOLMAN 10 - ACRE LOT THIRTY-THREE (33), ON THE SOUTH SIDE OF BUFFALO BAYOU, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 725, PAGE 369, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, also known as 2706 Francis St. Houston, TX 77004. (more particularly described in Loan Documents).

RP-2025-42604

Affidavit of Foreclosure

The State of Texas:

Know All Men By These Presents:

County of Harris:

BEFORE ME, the undersigned authority, on this day personally appeared, **Maribel Alonzo, Document Custodian**, known to me to be a credible person over the age of eighteen (18) years, who, having been by me first duly sworn deposes and says:

"That, on the **2/4/2025**, at **10:30 A.M.**, Affiant, the Substitute Trustee, **DONNA BRAMMER**, held a trustee's sale (herein called "**Foreclosure Sale**"), at the area designated by the County Commissioners Court of Harris County, Texas, pursuant to the following instrument (the "**Security Instrument**"):

Original Payee:	Allegiance Bank
Type:	Deed of Trust (" Deed of Trust ")
Deed of Trust Information:	Executed 09/17/2020, recorded in the public records of Harris County, Texas, in or under File No. <u>RP-2020-451753</u>
Currently Held By:	Lonestar Finance and Lending, Inc., a Texas Corporation
Maker:	Tessera Alchemy Property LLC, a Texas Limited Liability Company

The Security Instrument secures the payment of, among other things, a Promissory Note dated 09/17/2020, executed by Grantor and payable to Allegiance Bank, in the original principal amount of **\$65,000.00** ("**Indebtedness**") more particularly described therein, and pertains to that certain tract of real property situated in Harris County, Texas, together with any and all attachments thereto and any and all improvements and personal property, of whatever kind of nature, located thereon, ("**Property**") including but not limited to the property more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes; and

That on **1/14/2025**, a date at least 21 days preceding the date of the Foreclosure Sale, a written Notice of Trustee's Sale, stating that the Foreclosure Sale would be held between the hours of 10:00 A.M and within three (3) hours thereafter, on the **2/4/2025**, was filed in the Harris County Clerk's Office and posted at the County Court House of Harris County, Texas, in accordance with the Security Instrument.

That on **1/14/2025**, a date at least 21 days preceding the date of the Foreclosure Sale, a copy of the written Notice of said sale was served by certified mail, return receipt requested, deposited in the United States Mail, postage prepaid and addressed to the debtor at the debtor's last known address as shown by the records of the current owner of the indebtedness secured by the Deed of Trust and if applicable, to all holders of recorded liens on the property, in accordance with the Texas Property Code;

To the best of the Affiant's knowledge and belief, the owner(s) of the Property on the date of the Foreclosure Sale were not active members of the military.

Further, Affiant sayeth not."

Signed in Harris County, Texas on 2/4/2025


Maribel Alonzo, Document Custodian

RP-2025-42604

THE STATE OF TEXAS:

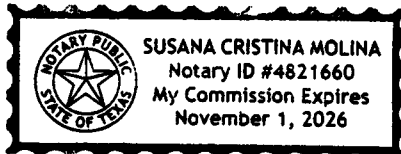
COUNTY OF HARRIS:

SUBSCRIBED AND SWORN TO by the said Maribel Alonzo, Document Custodian, on 2/4/2025, to certify which witness my hand and seal of office.


Notary Public in and for The State of Texas

My Commission Expires:

11/1/2026



After Recording Return To:
Lonestar Finance and Lending, Inc.
P. O. Box 741109
Houston, Texas 77274-1209

Exhibit "A"

Property (including any improvements): All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as LOT FIVE (5), IN BLOCK ONE (1), OF WHITE'S ADDITION OF THE SOUTH 1/3 OF HOLMAN 10 - ACRE LOT THIRTY-THREE (33), ON THE SOUTH SIDE OF BUFFALO BAYOU, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 725, PAGE 369, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, also known as 2706 Francis St. Houston, TX 77004. (more particularly described in Loan Documents).

RP-2025-42604

RP-2025-42604
Pages 6
02/06/2025 07:54 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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