

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.

77 RILEY ROAD, HOUSTON, TEXAS 77047

110644-0041

SUBSTITUTE TRUSTEE'S DEED

GRANTOR(S) ORIGINAL MORTGAGEE DEED OF TRUST DATE

ROY L. OWENS
DELORES M. OWENS
NETWORK FUNDING, L.P.
9700 Richmond Avenue, Suite 320
Houston, Texas 77042
JULY 27, 2007

CURRENT MORTGAGEE GRANTEE'S MAILING ADDRESS RECORDED IN

SEATTLE BANK
c/o PHH Mortgage Corporation
1661 Worthington Road, Suite #100 West
Palm Beach, Florida 33409
PLAN B FINANCIAL, LLC
5315-B Cypress Creek Parkway #532
Houston, Texas 77069
20070481472

PLACE OF SALE TIME OF SALE

THE BAYOU CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401
KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE
11:40 AM

COUNTY DATE OF SALE AMOUNT OF SALE

HARRIS MAY 6, 2025 \$ 750,000.00

LEGAL DESCRIPTION

SEE EXHIBIT 2.

Grantor(s) conveyed the property to Trustee to secure payment of the Note. Mortgagee declared that Grantor(s) defaulted in performing the obligations of the Deed of Trust. Mortgagee accordingly has appointed Substitute Trustee and requested Substitute Trustee to enforce the Deed of Trust.

Notice stating time, place, and terms of sale of the property were mailed, posted, and filed, as required by law. Substitute Trustee sold the property to Buyer, who was the highest bidder at the public auction, for amount of sale in the manner proscribed by law. The subject sale was conducted no earlier than 10:00 AM as set forth in the Notice of Substitute Trustee's Sale and was concluded within three (3) hours of such time. All matters, duties, and obligations of the Mortgagee were lawfully performed.

Substitute Trustee, subject to any matters of record, and amount of sale paid by buyer as consideration, grants, sells, and conveys to Buyer, Buyer's heirs, executors, administrators, successors or assigns forever, the property together with all rights and appurtenances belonging to Grantor. Substitute Trustee hereby sells the above referenced property AS IS without any expressed or implied warranties, except as to warranties of title, and hereby conveys the property to the purchaser at the purchaser's own risk, pursuant to the terms of Texas Property Code §§51.002 and 51.009.

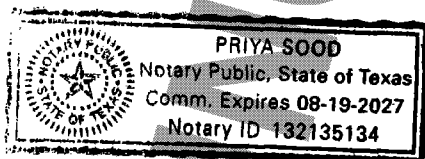
WITNESS MY HAND, this May 8, 2025.

Amar Sood
Substitute Trustee
Amar Sood
Print Name

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned Notary Public, on this day personally appeared Amar Sood
Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on May 8, 2025.



[Signature]
NOTARY PUBLIC, in and for the State of TEXAS

UPON RECORDING, PLEASE RETURN TO
McGLINCHEY STAFFORD PLLC, 1001 McKinney, Suite 1500, Houston, Texas 77002
C/O BRANCH SHEPPARD

EXHIBIT 1**AFFIDAVIT OF POSTING/FILING NOTICE OF SALE**

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

"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.

At the instructions of the servicer and/or holder and/or owner of the indebtedness secured by a Deed of Trust, dated JULY 27, 2007, executed by ROY L. OWENS and DELORES M. OWENS, and recorded in the office of the County Clerk in the Clerk's File No. 20070481472 of HARRIS County, Texas;

- 1 | 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 is located, or as otherwise designated by the County Commissioners;
- 2 | 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;
- 3 | a copy of said Notice of Sale was mailed to each debtor who according to the records of such servicer and/or holder and/or owner is obligated to pay the debt;
- 4 | service of said mailed Notice of Sale was completed on APRIL 11, 2025, by depositing said Notice of Sale in the United States mail, postage prepaid and addressed to the debtor at the debtor's last known address on APRIL 11, 2025; and
- 5 | service was completed at least twenty-one (21) days preceding the date of the scheduled sale on MAY 6, 2025.
- 6 | Further, to the best of my knowledge and belief, the obligor(s) had not filed any bankruptcy proceeding(s) and no bankruptcy proceedings were pending at the time of sale;
- 7 | ROY L. OWENS was not alive, and DELORES M. OWENS was not alive at the time of the foreclosure sale; and
- 8 | and, based upon information obtained from the U.S. Defense Manpower internet military website, it is my belief that such obligor(s) is/are not in the armed services of the United States of America twelve months prior hereto or on the date of the foreclosure sale and as of the date of this Affidavit."

SIGNED on May 14th, 2025.

Annarose Harding
Substitute Trustee

Annarose Harding

Printed Name

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared Annarose Harding known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed same in the capacity herein stated and for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on May 14th, 2025.



Stacey Garza de Leon
NOTARY PUBLIC in and for the State of TEXAS

EXHIBIT 2

LEGAL DESCRIPTION

OF A 1.197 ACRE TRACT OF LAND, BEING OUT OF TRACT 19 OF ORCHARD RIDGE ADDITION OF ALMEDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 64, PAGE 7 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; SAID 1.197 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON RECORDED DEED RECORDS OF HARRIS COUNTY, TEXAS):

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF RILEY ROAD (60.00' RIGHT-OF-WAY) BEING NORTH 87°09'53" EAST FROM THE SOUTHWEST CORNER OF CALLED 5.84-ACRE OWENS TRACT;

THENCE SOUTH 87°09'53" WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID RILEY ROAD, A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID CALLED 5.84-ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02°24'08" WEST, WITH THE WEST LINE OF SAID CALLED 5.84-ACRE TRACT, A DISTANCE OF 347.66 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87°09'53" EAST, A DISTANCE OF 149.96 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°24'29" EAST, A DISTANCE OF 347.66 FEET TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE CALLED 1.197 ACRES OF 52,142 SQUARE FEET OF LAND.

RP-2025-196269

Pages 4

05/23/2025 08:14 AM

e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$33.00

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