

TRUSTEE'S DEED

THE STATE OF TEXAS §
COUNTY OF HARRIS §

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.

WHEREAS, by those certain instruments entitled "Declaration of Covenants, Conditions and Restrictions for Meadows on Memorial" and "First Amendment to Declaration of Covenants, Conditions and Restrictions for Meadows on Memorial"; each of which is filed in the Official Public Records of Real Property of Harris County, Texas, under Harris County Clerk's File Numbers, G813598 and G856611 (the "Declaration") and by that certain continuing lien duly created and recorded in the Declaration for the benefit of MEADOWS ON MEMORIAL OWNERS ASSOCIATION, INC. (the "Association"), reference to which is hereby made for all purposes, the hereinafter-described property was subjected to assessments and other charges (the "Assessments") as provided in the Declaration for the benefit of the Association; and

WHEREAS, to secure the payment of the Assessments, the Declaration establishes a lien on behalf and for the benefit of the Association, which lien is enforceable by the said beneficiary (holder of the indebtedness hereinafter described), subject to any superior liens as provided for in the Declaration; and

WHEREAS, such Assessments were in default and beneficiary demanded from the debtor, **RICHMOND D. PURNELL, JR.**, but did not receive payment; and

WHEREAS, the Association appointed the undersigned to serve as Trustee of the Association and to enforce the lien pursuant to the provisions of the Declaration; and

WHEREAS, I, Lisa A. Willis, as Trustee of the Association, did on **August 3, 2010 at 11:18 a.m.** in the area of the Courthouse in Harris County, Texas, designated by the Harris County Commissioners Court as the area where sales pursuant to the Texas Property Code Section 51.002 are to take place, after written notice was posted and recorded of the time, place and terms of a public sale of the hereinafter-described property, which written notice was posted at the courthouse door and recorded in the Official Public Records of Real Property of Harris County, Texas, the county in which the hereinafter-described property is situated, and which notice was posted and recorded for at least twenty-one (21) days preceding the date of the sale, strike off and sell the hereinafter-described property at public venue, at the courthouse door of Harris County, Texas, to **Meadows on Memorial Owners Association, Inc.**, it being the highest bidder, for the sum of Ten Dollars (\$10.00), plus other good and valuable consideration, subject to any superior liens as provided for in the Declaration or at law, if any, on the property; and

WHEREAS, from the affidavit hereto attached and made a part hereof, it appears that the beneficiary (holder of the indebtedness above described) served notice of such Trustee's Sale by certified mail at least twenty-one (21) days preceding the date of the sale on each debtor obligated to pay such indebtedness according to the records of the beneficiary and recorded a copy of such

notice of sale in the Official Public Records of Real Property of Harris County, Texas, all as required by law; and


WHEREAS, all prerequisites required by law and/or in the Declaration have been duly satisfied by the beneficiary therein and by said Trustee of the Association;

NOW, THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00), plus other good and valuable consideration, I, LISA A. WILLIS, as Trustee of the Association, by virtue of the authority conferred upon me in writing by the said beneficiary and the provisions of the Declaration and the Act, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto **Meadows on Memorial Owners Association, Inc.**, whose address is **P. O. Box 219223, Houston, TX 77218**, its successors and assigns, all of the following-described property situated in Harris County, Texas: lep

Lot Two (2), in Block Two (2), of Meadows on Memorial, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 295, Page 60 of the Map Records of Harris County, Texas, *which property is more commonly known as 764 Memorial Mews, #A-D, Houston, Texas 77079* (Premises).

TO HAVE AND TO HOLD the above described premises and property, together with the rights, privileges and appurtenances thereto belonging, unto the said Meadows on Memorial Owners Association, Inc., its successors and assigns forever; and I, as Trustee of the Association, do hereby bind the said **RICHMOND D. PURNELL, JR.**, his successors and assigns, to warrant and forever defend the said premises unto **Meadows on Memorial Owners Association, Inc.**, its successors and assigns forever, against the claim or claims of all persons claiming or to claim the same of any part thereof, provided, however, this conveyance is made and accepted subject to any superior liens and encumbrances against the property as provided for in the Declaration or at law.

EXECUTED this the 11th day of August, 2010.



Lisa A. Willis, Agent and Trustee for
MEADOWS ON MEMORIAL OWNERS
ASSOCIATION, INC. 209

THE STATE OF TEXAS §
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ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared LISA A. WILLIS, Trustee of the Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 on this the 11th day of August, 2010.



Tracy L. Haner
Notary Public - State of Texas

Mail to:
BUTLER | HAILEY
8901 Gaylord Drive, Suite 100
Houston, Texas 77024

THE STATE OF TEXAS §
 § **AFFIDAVIT**
COUNTY OF HARRIS §

I, LISA A. WILLIS, declare under penalty of perjury that the following is true and correct:

I am, and at all times herein mentioned was, a citizen of the United States, over the age of eighteen (18) years, and a resident of Houston, Harris County, Texas, and am an authorized Trustee for **MEADOWS ON MEMORIAL OWNERS ASSOCIATION, INC.** (the "Association") in connection with the foreclosure sale conducted on August 3, 2010, on the following described real property:

Lot Two (2), in Block Two (2), of Meadows on Memorial, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 295, Page 60 of the Map Records of Harris County, Texas, *which property is more commonly known as 764 Memorial Mews, #A-D, Houston, Texas 77079* (Premises).

The former owner of the property was **RICHMOND D. PURNELL, JR.** (the "Debtor"). The Debtor's last known addresses are 764 Memorial Mews, #A-D, Houston, Texas 77079 and 14520 Memorial Drive, Suite M, Houston, Texas 77079-5427.

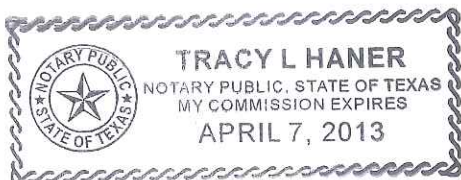
The Association is the beneficiary of the lien set forth in those certain instruments entitled "Declaration of Covenants, Conditions and Restrictions for Meadows on Memorial" and "First Amendment to Declaration of Covenants, Conditions and Restrictions for Meadows on Memorial"; each of which is filed in the Official Public Records of Real Property of Harris County, Texas, under Harris County Clerk's File Numbers, G813598 and G856611 (the "Declaration"). The Association did, at least twenty (20) days preceding the date the Notice of Sale regarding the sale of the above-described property made by me on **August 3, 2010** was posted and mailed, serve written notice of Debtor's default and opportunity to cure, by certified mail, on **RICHMOND D. PURNELL, JR.**, by the deposit of a copy of the notice of such default, enclosed in a postpaid wrapper, properly addressed to Debtor at Debtor's most recent address as shown by the records of the holder of such indebtedness, in a post office or official depository under the care and custody of the United States Postal Service.

Additionally, the Association did, at least twenty-one (21) days preceding the date of the sale made by me on **August 3, 2010**, serve written notice of the proposed sale, by certified mail, on the Debtor, the person or persons obligated to pay the indebtedness on the above-described property according to the records of the holder of such indebtedness, by the deposit of a copy of the Notice of such Trustee's Sale, enclosed in a postpaid wrapper, properly addressed to Debtor's most recent address as shown by the records of the holder of such indebtedness, in a post office or official depository under the care and custody of the United States Postal Service. Further, a copy of such Notice of Trustee's Sale was duly recorded in the Official Public Records of Real Property of Harris County, Texas, at least twenty-one (21) days preceding the date of such sale.

EXECUTED on this the 11th day of August, 2010, at Harris County, Texas.

Lisa A. Willis
LISA A. WILLIS, Affiant

SWORN AND SUBSCRIBED to by LISA A. WILLIS before me, the undersigned authority,
on this 11th day of August, 2010.



Tracy L. Haner
Notary Public - State of Texas

STATE OF TEXAS
COUNTY OF HARRIS

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AFFIDAVIT OF NON-MILITARY SERVICE

BEFORE ME, the undersigned authority, a Notary Public in and for Harris County, Texas, on this day personally appeared LISA A. WILLIS, the undersigned, personally known to me, and who after being sworn, upon her oath, did depose and say:

My name is LISA A. WILLIS. I am over twenty-one years of age and have personal knowledge of every statement herein made.

To the best of my knowledge, at the institution of the foreclosure proceedings and at all times thereafter, the Debtor, **RICHMOND D. PURNELL, JR.** was not in the service of any branch of the armed forces of the United States.

Lisa A. Willis

Lisa A. Willis

SUBSCRIBED and SWORN to before me on this the 11th day of August, 2010.



Tracy L. Haner

NOTARY PUBLIC - STATE OF TEXAS

FILED

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Beverly S. Keppner
COUNTY CLERK
HARRIS COUNTY, TEXAS