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Deed under Order of Sale in Tax Suits

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.

(Language pursuant Section 11.008 of the Texas Property Code)

Date: January 4, 2022

Grantor: Constable Alan Rosen Precinct 1, Harris County, Texas

Grantee(s): SOUTH MAGNETICS LLC *lee*

Grantee(s) Mailing Address: PO BOX 7122, HOUSTON, TX 77248

Consideration/High Bid: Thirty-Eight Thousand and 00/100 (\$38,000.00) Dollars

Land and Premises: A TRACT OF LAND OUT OF LOT 15 IN BLOCK 13 OF HIGHLAND HEIGHTS ANNEX, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 47 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS TRACT 'D' IN A PARTITION DEED FROM MARY DAVIS BROWN, ET AL TO REBECCA DAVIS EVANS DATED AUGUST 21, 1967 RECORDED UNDER CLERK'S FILE NO. C579719 IN THE DEED RECORDS OF HARRIS COUNTY, TEXAS. *D*

HCAD Number: 0551800150004

Constable: Constable Alan Rosen Precinct 1, Harris County, Texas

Order of Sale in Tax Suit: That order of sale issued on November 1, 2021 out of the 333rd Judicial District Court of Harris County, Texas, pursuant to a judgment and decree of sale in **Suit No. 201747762; HARRIS COUNTY, ET AL VS. REBECCA DAVIS EVANS, AKA REBECCA MITCHELL, ET AL** rendered on: September 16, 2021 *(9) 10R*

Levy Date: December 2, 2021

Newspaper: Daily Court Review

Date of Sale: January 4, 2022, being the First Tuesday of the month therein.

Defendant(s): Rebecca Davis Evans AKA Rebecca Mitchell, Linda Faye Brown AKA Linda Fay Brown (In Rem Only), David Lee Brown, Jr. (In Rem Only) and Alice Faye Brown AKA Allison F. Brown (In Rem Only) *10R*

RP-2022-79209

By virtue of that certain **Order of Sale** described herein and further directed and delivered to me as Constable, commanding me to seize and sell the land and premises described in the **Order of Sale**, on the herein stated **Levy Date** I did advertise for sale the said land and premises described in the **Order of Sale**, by having a notice of the sale published in the English language once a week for three consecutive weeks preceding the **Date of Sale** in the herein-described **Newspaper**, a newspaper published in Harris County, Texas, the first publication appearing not less than twenty-one days immediately preceding the day of the sale, containing a statement of the authority by virtue of which

the sale is to be made, the time of levy, time and place of sale; also a brief description of the property to be sold by stating the number of acres and the original survey; if the property was located in a platted subdivision or addition the name by which the land is generally known with reference to that subdivision or addition; or by adopting the description of the land as contained in the judgment. I also mailed a copy of the notice of sale to the last known address of the named **Defendant(s)**.

On the **Date of Sale** stated herein, between the hours of ten o'clock a.m. and four o'clock p.m., I sold the described land and premises at public venue in the County of Harris, State of Texas, at the door of the Court House of said Harris County, Texas, and said land and premises were sold to the highest bidder, for the sum stated herein and the high bidder being the named **Grantee(s)**.

And WHEREAS, as required by Section 34.015, Texas Tax Code, the Grantee(s) exhibited to me an unexpired written statement issued to the Grantee(s) showing that the Harris County Tax Assessor-Collector determined that: (1) there are no delinquent ad valorem taxes owed by the Grantee(s) to Harris County, and (2) for each school district or municipality having territory in Harris County, there are no known or reported delinquent ad valorem taxes owed by Grantee to that school district or municipality; OR in the alternative, Grantee exhibited to me the written registration statement issued to the Grantee in the manner prescribed by Section 34.011(c), Texas Tax Code, showing that the Grantee is eligible to bid at a sale of real property under Chapter 34 of the Texas Tax Code.

Accordingly, and in consideration of the payment of the sum described herein, the receipt of which is hereby acknowledged, I hereby convey to the **Grantee(s)** all of the right, title and interest owned by the **Defendants** in the property described herein.

This deed is given expressly subject to the right of Defendant's to redeem the land and premises within the time and in the manner provided by law.

IN TESTIMONY WHEREOF, I have hereunto set my hand, executed this 31st day of January, 2022, to be effective as of the Date of Sale, as recited above.

Alan Rosen

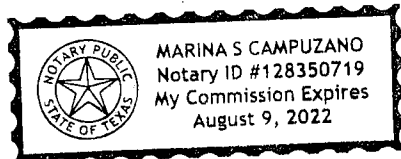
Constable Alan Rosen Precinct 1
Harris County, Texas

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THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally Constable Alan Rosen Precinct 1, Harris County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as Constable Alan Rosen Precinct 1, Harris County, Texas, for the purposes and consideration, and in the capacity therein expressed.

GIVEN under my hand and seal of office, this 31st day of January, 2022



Marina S Campuzano
NOTARY PUBLIC, State of Texas

W
Return to:

HOLD FOR LINEBARGER, GOGGAN, BLAIR & SAMPSON LLP

Deed under order of Sale **Suit No. 201747762**

RP-2022-79209

FILED FOR RECORD

11:00:44 AM

Monday, February 14, 2022



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, February 14, 2022



COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2022-79209