

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.

113 NORTH SUTTONWOOD DRIVE
FORT WORTH, TX 76108
492-7896135
20100031412592

SUBSTITUTE TRUSTEE'S DEED

GRANTOR(S):
STEPHEN HIX
SHANNON TOVAR
ORIGINAL MORTGAGEE:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS NOMINEE

DEED OF TRUST DATE: October 12, 2007
DATE OF SALE OF PROPERTY: February 1, 2011

CURRENT MORTGAGEE:
CHASE HOME FINANCE, LLC
MORTGAGE SERVICER:
CHASE HOME FINANCE, LLC

TIME OF SALE: 10:48 AM PM
PLACE OF SALE OF PROPERTY:
THE BASE OF THE COURTHOUSE STEPS ON THE EAST
SIDE OF THE TARRANT COUNTY COURTHOUSE OR AS
DESIGNATED BY THE COUNTY COMMISSIONERS

GRANTEE/BUYER:
CHASE HOME FINANCE, LLC
GRANTEE/BUYER'S MAILING ADDRESS:
3415 VISION DR.
COLUMBUS, OH 43219

RECORDED IN:
INSTRUMENT NO. D207376733

AMOUNT OF SALE: \$ 121,108.14

PROPERTY COUNTY/LEGAL DESCRIPTION: TARRANT
LOT 16, BLOCK 4, OF LEGACY WEST, PHASE 1, SECTION 3, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT
COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-163, PAGE 21, PLAT RECORDS,
TARRANT COUNTY, TEXAS.

Grantor conveyed the property to Trustee in trust to secure payment of the Note. Mortgagee, through the Mortgage Servicer, declared that Grantor defaulted in performing the obligations of the Deed of Trust. Current Mortgagee of the Note, through the Mortgage Servicer, accordingly has appointed Substitute Trustee and requested Substitute Trustee to enforce the trust.

Notices stating the 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 prescribed by law. The subject sale was conducted no earlier than 10:00AM 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 Mortgagee were lawfully performed.

Substitute Trustee, subject to any matters of record, and for 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 February 01, 2011

J. CLARKE, R. FRANK T. ROSS OR A. HOLLAND
Substitute Trustee

STATE OF TEXAS
COUNTY OF DALLAS

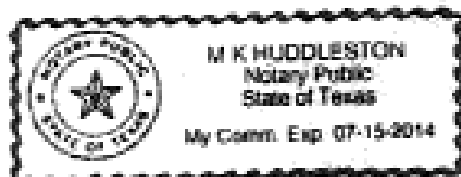
Before me, the undersigned Notary Public, on this day personally appeared J. CLARKE, R. FRANK T. ROSS OR A. HOLLAND as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this February 02, 2011
My Commission Expires: _____

MK Huddleston
Notary Public for the State of TEXAS

Printed Name of Notary Public

MK Huddleston



RETURN TO:
BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, L.L.P.
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



STD20100031412592