ELECTRONICALLY RECORDED 2020037999
Williamson County, Texas Total Pages: 4

20-61314-EMF

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

NOTICE OF CONFIDENTIALITY: 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.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT **LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY** (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations cash in hand paid by **DARRELL HAMBY AND NANCY HAMBY, HUSBAND AND WIFE** whose address is **124 NIVEN PATH, JARRELL, TX 76537** (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of **ONE HUNDRED NINETY-EIGHT THOUSAND TWO HUNDRED FORTY-TWO AND 00/100 DOLLARS ($198,242.00)** payable to the order of **LOANDEPOT.COM, LLC** (hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to ALLAN B. POLUNSKY Trustee, reference to which is hereby made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; and the further consideration of the execution and delivery by Grantees of one certain other promissory note of even date herewith in the principal sum of **SEVEN THOUSAND NINE HUNDRED THIRTY AND 00/100 DOLLARS ($7,930.00)**, payable to **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**, said note being secured by a second Vendor's Lien and Superior Title herein retained and additionally secured by a second Deed of Trust thereon of even date herewith from Grantees to **AS STATED THEREIN**, Trustee; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

UNIT 23-E, WITHIN THE SONTERRA II CONDOMINIUMS PHASE VIII, A RESIDENTIAL CONDOMINIUM IN WILLIAMSON COUNTY, TEXAS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS, RECORDED IN DOCUMENT NO. 2017074367, AND BY THE AMENDMENT RECORDED IN DOCUMENT NO. 2019055011 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST APPURTENANT TO SUCH UNITS IN AND TO THE COMMON ELEMENTS IN THE CONDOMINIUMS IN ACCORDANCE WITH THE TERMS OF THE DECLARATION OF CONDOMINIUM REGIME.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, FROM THE ABOVE DESCRIBED REAL PROPERTY BEING HEREBY CONVEYED (HEREIN THE "PROPERTY"), GRANTOR(S) HEREBY SEVER AND RESERVE UNTO GRANTOR(S), HIS/HER/THEIR SUCCESSORS, HEIRS AND ASSIGNS, ALL OIL, GAS AND OTHER MINERALS THAT ARE IN, UNDER, OR THAT MAY BE PRODUCED FROM THE PROPERTY, TO THE EXTENT THAT SUCH MINERALS ARE PRESENTLY VESTED IN GRANTOR(S), OR TO THE EXTENT THAT GRANTOR(S) HAS/HAVE A PRESENT REMAINDER, CONTINGENT OR FUTURE INTEREST IN SUCH MINERALS. THE MINERAL INTEREST SO RETAINED BY GRANTOR(S) IS HEREINAFTER CALLED THE "MINERAL INTEREST". BY THIS RESERVATION OF THE MINERAL INTEREST, GRANTOR(S) IS/ARE NOT MAKING CLAIM TO HERETOFORE SEVERED MINERALS FROM THE PROPERTY, CURRENTLY VESTED IN OTHER PARTIES.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantors but not otherwise. Taxes for the current year have been prorated and are assumed by Grantees. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute. It is further expressly agreed that a second Vendor's Lien is retained against the herein described property to secure the above described **SEVEN THOUSAND NINE HUNDRED THIRTY AND 00/100 DOLLARS($7,930.00)** note, payable to **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**.

When this deed is executed by one person, or when the Grantees is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed to be effective as of the **10th** day of **April, 2020**.

LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: Charles Mordan
Its: Authorized Agent

THE STATE OF Texas

COUNTY OF Montgomery

This instrument was acknowledged before me on 4-10-2020, by Charles Mordin Authorized Agent of LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY on behalf of said Company.

Notary Public, State of Texas

Grantee Address

RETURN TO:
DARRELL HAMBY
124 NIVEN PATH
JARRELL, TX 76537

SUSAN E. KLOPP
Notary Public, State of Texas
Comm. Expires 01-30-2024
Notary ID 128867136

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2020037999

Pages: 4 Fee: $29.00
04/15/2020 09:15 AM

Nancy E. Rister, County Clerk
Williamson County, Texas

ELECTRONICALLY RECORDED 2026030999
Williamson County, Texas Total Pages: 4

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.

TRUSTEE'S DEED
(BY SUBSTITUTE TRUSTEE)

County: Williamson

Deed Date: April 7, 2026

Date of Sale: April 7, 2026

Grantor: ~~David Ackel, Travis Kaddatz, Violet Nunez, Jacqualine Hughes, Aarti Patel, Ramiro Cuevas, Jami Grady, Aleena Litton, Joshua Sanders, Cary Corenblum, Shawn Schiller, Thalia Toler, Daniel McQuade, Daniel Hart,~~ Kelly Main as authorized agent of Auction.com LLC, ~~Braden Barnes or Jamie E. Silver, any~~ to act as Substitute Trustee

Grantee: USA Marketing Enterprises, LLC

3806 Spyglass Cove
Round Rock, TX 78664

Consideration: $145,000.00

Property:

UNIT 23-E, WITHIN THE SONTERRA II CONDOMINIUMS PHASE VIII, A RESIDENTIAL CONDOMINIUM IN WILLIAMSON COUNTY, TEXAS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS, RECORDED IN DOCUMENT NO. 2017074367, AND BY AMENDMENT RECORDED IN DOCUMENT NO. 2019055011 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST APPURTENANT TO SUCH UNITS IN AND TO THE COMMON ELEMENTS IN THE CONDOMINIUMS IN ACCORDANCE WITH THE TERMS OF THE DECLARATION OF CONDOMINIUM REGIME.

WHEREAS, on April 10, 2020, DARRELL HAMBY AND NANCY HAMBY, HUSBAND AND WIFE granted, sold and conveyed the property described above (the "Property") to ALLAN B POLUNSKY as Trustee, his/her/their successors or substitutes, in trust, to have and to hold, together with all and singular the rights and appurtenances thereto in any wise belonging to secure the payment of a Note(s) pursuant to a Deed of Trust recorded at Instrument 2020038000 in the Real Property Records of Williamson County, Texas to which reference is made for a detailed description of the note(s) and the terms and conditions of the Deed of Trust;

WHEREAS, a default was declared in the payment obligations of the note(s) and Deed of Trust;

WHEREAS, written notice of default and intention to accelerate was mailed to all debtors in default and at least twenty days (thirty days if required by the Deed of Trust) was given to cure the default before the debt was accelerated and a notice of sale was given;

WHEREAS, the declared default was not resolved during the cure period provided;

WHEREAS, the maturity date of the note(s) was accelerated and all sums secured by the Deed of Trust were declared to be immediately due and payable;

WHEREAS, the original Trustee and any previously appointed Substitute Trustee were removed and Grantor was appointed and requested to serve as Substitute Trustee and to sell the property in accordance with the Deed of Trust and apply the proceeds of the sale to the indebtedness in accordance with the Deed of Trust;

WHEREAS, written Notice of Acceleration and of Trustee's Sale was mailed to all debtors obligated on the debt, filed with the County Clerk and posted at the Courthouse door (and in two other public places if required) of Williamson County, Texas, at least twenty-one days prior to the date of sale indicated above;

WHEREAS, on the date of sale indicated above, between the hours of 10:00 AM and 4:00 PM and within three hours of the notice of earliest time of sale, Grantor proceeded to sell the property at public auction AT THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER of Williamson County, Texas and at 11:49, AM struck off the property to the Grantee named above for the consideration described above, it being the highest bid;

together with all and singular the rights and appurtenances thereto in any wise belonging, to Grantee and its heirs, executors, administrators, successors or assigns forever, to have and to hold it to Grantee, and Grantor binds DARRELL HAMBY AND NANCY HAMBY, HUSBAND AND WIFE his/her/their heirs, assigns, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns insofar as is authorized by the Deed of Trust, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Grantor sells the property "As-Is" without any expressed or implied warranties of title to Grantee at Grantee's own risk, pursuant to the terms of Texas Property Code Section 51.009. ***"SEE EXHIBIT A"***

When the context requires, singular nouns and pronouns include the plural.

~~David Ackel, Travis Kaddatz, Violet Nunez, Jacqualine Hughes, Aarti Patel, Ramiro Cuevas, Jami Grady, Aleena Litton, Joshua Sanders, Cary Corenblum, Shawn Schiller, Thalia Toler, Daniel McQuade, Daniel Hart,~~ Kelly Main as authorized agent of Auction.com LLC, ~~Braden Barnes or Jamie E. Silver,~~ any to act as Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF Wise §

This instrument was acknowledged before me this 13th day of April 2026 by ~~David Ackel, Travis Kaddatz, Violet Nunez, Jacqualine Hughes, Aarti Patel, Ramiro Cuevas, Jami Grady, Aleena Litton, Joshua Sanders, Cary Corenblum, Shawn Schiller, Thalia Toler, Daniel McQuade, Daniel Hart,~~ Kelly Main as authorized agent of Auction.com LLC. ~~Braden Barnes or Jamie E. Silver,~~ any to act, as Substitute Trustee.

Notary Public

KIMBERLY KIRK
Notary Public, State of Texas
Comm. Expires 03-06-2030
Notary ID 135550553

Reported Property Address:
124 NIVEN PATH
JARRELL, TX 76537

Return to:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350
Dallas, TX 75254

EXHIBIT A

AFFIDAVIT OF COMPLETED FORECLOSURE

BEFORE ME, the undersigned authority, on this day personally appeared James Aranda, who after having been duly sworn deposed and stated the following upon knowledge and belief:

1. I am a duly authorized agent of Bonial & Associates, P.C. ("Bonial"), attorneys for Idaho Housing and Finance Association ("Mortgage Servicer"). My duties include providing various administrative services concerning matters referred to Bonial for foreclosure processing. I make this affidavit for the purposes of declaring the incidents of statutory and contractual compliance of the entities set out below.

2. This Affidavit concerns the April 7, 2026 foreclosure sale of that certain land and premises with a street address of 124 NIVEN PATH, JARRELL, TX 76537 and described in a Deed of Trust executed by DARRELL HAMBY AND NANCY HAMBY, HUSBAND AND WIFE and delivered in trust to ALLAN B POLUNSKY, said Deed of Trust being executed on 04/10/2020, and filed for record in 2020038000 in the Real Property Records of **Williamson** County, Texas, to which reference is here made for a description of the terms and conditions of the Deed of Trust, the land and premises therein conveyed, and the promissory note being secured.

3. Bonial represents Idaho Housing and Finance Association, whose address is 565 W. Myrtle, Boise, ID 83702 which, if it is not the Current Mortgagee, is acting as the Mortgage Servicer and representing the Current Mortgagee pursuant to a mortgage servicing agreement concerning the Note dated 04/10/2020 and Deed of Trust described above.

4. Bonial was requested to pursue Foreclosure processing, including the providing of this affidavit.

5. To the best of my knowledge and belief, proper notice was sent prior to acceleration of the indebtedness and all notices were served on the Debtor at the Debtor's last known address as shown by the records of the Mortgage Servicer.

6. To the best of my knowledge and belief, the mortgagors relative to the above described property either were not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the Trustee's Sale, or were not entitled to certain conditions of foreclosure afforded to members of the Armed Forces of the United States of America, and were deceased on the date of such sale.

7. On behalf of the Current Mortgagee, and Mortgage Servicer, and Substitute Trustee(s), Bonial served a Notice of Acceleration and Notice of Trustee's Sale on every debtor obligated on the debt, in strict compliance with the Texas Property Code, by certified mail at least twenty-one (21) days prior to the date therein specified for sale at the last known address of each such debtor according to the records of the Mortgage Servicer.

8. On behalf of the Current Mortgagee, Mortgage Servicer, and Substitute Trustee(s), Bonial caused a Notice of Acceleration and Notice of Trustee's Sale to be filed with the County Clerk in the county or counties in which the subject property is situated and copies thereof to be posted at said courthouse(s) as required by law and in the manner specified by ordinance and custom.

James Aranda

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

Sworn to and subscribed before me, the undersigned Notary Public, on this day personally appeared James Aranda, who is a duly authorized agent of Bonial & Associates, P.C., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of April, 2026

Notary Public in and for the State of Texas

Jessica Kahler
Notary Public, State of Texas
Notary ID 132577503
My Commission Exp. 07/08/2028

Printed Name: Jessica Kahler
My Commission Expires: July 8, 2028

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2026030999

Pages: 4 Fee: $33.00
04/20/2026 09:14 AM
TLEHMBERG

Nancy E. Rister, County Clerk
Williamson County,Texas