

# TRUSTEE CERTIFICATE OF SALE / RECEIPT

**Auction**  
**E-14730**

**Auction id**  
**AJ2800424**

**Winning Bid**  
**\$183,000.00**

**Bidder No.**  
**23362893**

## General Information:

Sale Date: 2020-03-03 Sale Time: 10:56 AM Foreclosure No: 19TX373-0025 Trustee: MILLER, WATSON & GEORGE, P.C.

## Property Address:

Address: 4430 SOUTH VINEYARD MEADOW LN City: KATY State: TX Zip: 77449 County: Harris

## Form 8300:

☐ Yes ☒ No

## Owner Information

Buyer/Owner 1: Mahmoud Khader Work Phone: Cell Phone: 8323106719  
Email: mmkhader@isotopehomes.com Date of Birth: Driver's License/ID:  
Address: 3100 S. Gessner Rd Suite 115 City: Houston State: TX Zip: 77063  
Buyer/Owner 2: Work Phone: Cell Phone:  
Email: Date of Birth: Driver's License/ID:  
Address: City: State: Zip:  
Deed Mailing Address: ☐ Same as Owner ☐ Same as Representative ☒ Other: 7619 Trailing Oaks DRIVE , Spring, TX , 77379  
Buyer Type: ☐ Owner Occupied ☐ Investor ☐ Second Home

## Representative Information

Name: Email: Cell Phone:  
Relationship to Buyer: ☐ Agent ☐ Director/Officer ☐ Manager/Member ☐ Power of Attorney  
☐ Other

## Vesting - Record Title As Shown: Real Estate Ideal Solutions, LLC

## Receipt of Funds:

Check No.	Financial Institution	Amount	Check No.	Financial Institution	Amount
6017	Bank Of America	\$10,000.00	6021	Bank Of America	\$25,000.00
2158	Bank Of America	\$50,000.00	2155	Bank Of America	\$100,000.00
<b>Total Check Amount Received \$185,000.00</b>					
<b>Wire Received</b>					
<b>Cash Received</b>					
<b>Total Received \$185,000.00</b>					
<b>Amount Required \$183,000.00</b>					
<b>Refund Amount \$2,000.00</b>					

## Refund Payable To:

Name: Mahmod M Khader Phone: 8323106719  
Address: 7619 Trailing Oaks Drive City: Spring State: TX Zip: 77379


DISCLAIMER: Trustee may rescind the sale due to the requirements set out in federal laws or regulations, including anti-money laundering, anti-terrorism, anti-drug trafficking, and economic sanctions laws and regulations. Federal law requires all financial institutions to obtain, verify, and record information that identifies parties to transactions. This means that when your bid is provisionally accepted, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents to comply with such rules and regulations. The sale of the Property is also subject to the following: (1) any loan reinstatement, payoff, or other pre-sale arrangement with the Lender to satisfy the default, (2) any court ordered or statutory restraint of sale arising out of bankruptcy, probate, divorce, receivership, or other court proceedings involving any person claiming a legal or equitable interest in the Property, (3) any other claim by those persons obligated on the debt that may render the sale void or voidable, including but not limited to claims of insufficient notice, (4) any ad valorem taxes for the current and prior years which are applicable against the property, (5) any other undisclosed matter which may affect the validity of the sale or act as a defense or bar to the foreclosure proceeding, and (6) any errors in the calculation of the bidding instructions or errors in reading the bid made by either the Trustee, Mortgage Servicer, or Beneficiary. Notwithstanding Auction.com, LLC's Privacy Policy, the information you provide herein will only be used as necessary or incident to the completion of this transaction, and will not be sourced for marketing purposes. The Beneficiary, Mortgage Servicer, Trustee, or Substitute Trustee may also rescind the sale for other reasons, including, but not limited to, the following: failure to notice the IRS of any federal tax liens that could have been noticed; any defect in title related to the legal description in the Notice of Sale or underlying loan documents; a temporary restraining order was issued and effective prior to the foreclosure sale; one of the Borrowers was deceased prior to the sale; or any other reason to comply with state or federal law or rule.

Buyer or Buyer's Representative's signature below indicates that the information in this Receipt is true and correct. Buyer or Buyer's Representative acknowledges that the sale was subject to the terms, conditions, and disclaimers set forth in the Texas Trustee Sale Auction Terms and Conditions announced prior to the sale.

Signature of Buyer/Representative:  Date: 03/03/2020

On the Sale Date set forth in the "General Information" section of this Receipt, Stephen Mayers as Substitute Trustee, conducted a Trustee's Sale of the property referenced above. At the Sale Time set forth in the "General Information" section of this Receipt, subject to the terms, conditions, and disclaimers published and announced prior to the sale, the Substitute Trustee sold the property to the above-named Buyer for the Winning Bid shown above, said amount being the highest bid for cash, who tendered to me the payment described above in satisfaction of the purchase price.

Signature of Substitute Trustee:  Date: 03/03/2020

Auditor Printed Name: Robin David Auditor Signature:  Date: 03/03/2020

If you have any questions, please contact our Customer Support at (800) 280-2832