



Mission Title

DEED SEARCH





Mission Title, L.P.

Property Research Department
114 W. Glenview, San Antonio, Texas 78228
Debbie Rinehart 210-265-8215 Fax: 210-265-8298
www.missiontitle.com

Deed Search

To:	Mission Title, L.P.	Customer Provided Information:	
Attn:	Gregory Lyssy	County:	Bexar
	110 E. Midcrest	Owner:	Alejandro Huerta
	San Antonio, TX 78228	Address:	823 Clower
		City/State/Zip:	San Antonio, TX 78212
Mission File Number:	0503490-TP	Effective Date:	October 7, 2005
Customer's File Number:	123-098	Beginning Search Date:	January 2, 1989
		Completed By:	Debbie Rinehart

Information Requested:

INSTRUMENT TYPE: Substitute Trustee's Deed
 GRANTOR: Michael C. Elrod, Substitute Trustee
 GRANTEE: Bank United of Texas FSB
 DATED: March 2, 1993
 FILED: March 9, 1993
 VOLUME: 5592
 PAGE: 783
 CLERK'S FILE NO.: 2402395

INSTRUMENT TYPE: Special Warranty Deed
 GRANTOR: Bank United of Texas FSB
 GRANTEE: Paul Edward Beuhler
 DATED: August 18, 1993
 FILED: August 20, 1993
 VOLUME: 5767
 PAGE: 1492
 CLERK'S FILE NO.: 2503964

INSTRUMENT TYPE: Warranty Deed
 GRANTOR: Paul Edward Beuhler
 GRANTEE: Alejandro S. Huerta
 DATED: November 15, 1993
 FILED: November 30, 1993
 VOLUME: 5873
 PAGE: 1672
 CLERK'S FILE NO.: 932561266

Product Description: This is a search of the records of a specific County for recorded Deeds. The Search will show recorded Deeds on individual(s) or entity(ies) as specified by a customer.

DISCLAIMER: We have made an investigation as reflected herein from property records deemed complete and reliable, in the county where the herein described property is located and are reporting the information. This report is based in part on information supplied to Mission Title, L.P. by the party(s) ordering the report, as well as, third party(s). Any liability for any loss or damage occasioned by any errors or omissions made in the search and or any indexing errors or omissions and reporting reflected herein shall be limited to the amount paid for this report to Mission Title, L.P., by the party(s) to whom this report is addressed and any compensation would be paid to the addressee of this report and no other party(s). Mission Title, L.P., any assumes no liability, where any loss or damage is the result of errors in the information provided to Mission Title, L.P., by the party(s) ordering the report. No title opinion or title report is given herein, nor is any title insurance given or offered. No assurance is given that title is "good" in any Grantee named herein. The ad valorem tax information that has been reported is based solely from data obtained from both public or private sources and is not guaranteed or warranted in any way.

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2402395

SUBSTITUTE TRUSTEE'S DEED

The State of Texas

County of Bexar

WHEREAS, Esther Cuellar and Elia Cuellar ("Mortgagor"), in order to secure the payment of one (1) certain promissory note (the "Note") for the sum set forth in said Note, payable to the order of United Savings Association of Texas, made, executed and delivered to James L. Pledger, Trustee, a certain Deed of Trust (the "Deed of Trust") dated December 27, 1984 and recorded in Volume 3293, Page 0376, Official Public Records of Real Property of Bexar County, Texas, reference to which Deed of Trust and its record reference is here made for a detailed description of said Note, the terms and covenants of said Deed of Trust, and the land and premises therein conveyed; said land and premises being situated in Bexar County, Texas, and being more particularly described as follows:

LOT NUMBER SIXTY-FIVE (65), BLOCK NUMBER FIFTEEN (15), NEW CITY BLOCK 9218, SAN PEDRO PLACE, SECOND UNIT, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 2222, PAGE 236, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WHEREAS, the owner and holder of said Note and beneficiary under said Deed of Trust ("Holder") has appointed and substituted the undersigned as Substitute Trustee under the Deed of Trust by an Appointment of Substitute Trustee. As Substitute Trustee, the undersigned is vested with and succeeds to all powers and duties given the original Trustee(s).

WHEREAS, it is provided in said Deed of Trust that failure to make any of the payments in the above described Note as the same become due and payable, or failure to comply with any or all of the covenants and conditions of said Deed of Trust, shall, at the option of the legal or equitable owner or holder thereof, mature the whole of said Note and in such event or events and at the request of the Holder of said Note secured by said Deed of Trust, the said Trustee or his successors shall enforce said trust by selling the hereinbefore described land and premises in accordance with the provisions of said Deed of Trust, all as more fully set out in said Deed of Trust; and

WHEREAS, default was made in the payment of said Note according to the terms, tenor and effect thereof, and the Holder, after all required notices were given, declared the whole Note immediately due and payable and requested the undersigned to sell said land and premises, according to law and in accordance with the provisions of said Deed of Trust, in satisfaction of the indebtedness secured by said Deed of Trust; and

WHEREAS, the said land and premises above described were advertised for sale, and written Notice(s) of Substitute Trustee's Sale ("Notice") was posted in accordance with the terms of said Deed of Trust and in accordance with the laws of the State of Texas pertaining to foreclosure under deeds of trust, said land and premises having been advertised for sale at least twenty-one (21) days preceding the date of the sale at the courthouse door of the county above set forth and a copy of the said Notice was also filed with the County Clerk in the county in which the property is located, and, if provided by said Deed of Trust, in two other public places in said county, said land and premises having been advertised to be sold at the courthouse of such county on the first Tuesday in said month and said Notice having specified the area of the courthouse where designated by the commissioners court; and

WHEREAS, the Holder served written notice of the proposed sale by certified mail at least twenty-one (21) days preceding the date of sale on each debtor obligated to pay such debt according to the records of the Holder by deposit of the Notice, enclosed in a post paid wrapper, properly addressed to each debtor at the most recent address as shown by the records of the Holder, in a post office or official depository under the care and custody of the United States postal service; and

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03-08-93 0804384 0283574 \$5.00 Y 001 12185
03-08-93 0804384 0283575 \$10.00 Y 005 12185

WHEREAS, I, the said Substitute Trustee, did, between the hours of 1:00 p.m. and 4:00 p.m. on the date for which said sale was advertised, offer said land and premises for sale at public auction at the area of the courthouse of said county where the commissioners court has designated such sales to take place; and

WHEREAS, at said sale Bank United of Texas FSB ("Grantee") bid for said land and premises the sum of \$ 19,100.00, which was the highest and best bid offered therefor, whereupon said land and premises were sold for said sum to the said Grantee in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, all prerequisites required by law and by said Deed of Trust have been duly complied with by the Holder and by the said Substitute Trustee;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned Substitute Trustee, named and appointed under the terms of said Deed of Trust, acting herein and by virtue of the power conferred upon me by said Deed of Trust, and in accordance with the laws of the State of Texas, for and in consideration of the sum bid as aforesaid, which amount has been applied in accordance with the terms of said Deed of Trust on the indebtedness secured by it, do hereby bargain, sell and convey unto the Grantee the hereinbefore described land and premises, together with all and singular the rights and appurtenances in anywise belonging to the same.

TO HAVE AND TO HOLD the said property unto said Grantee, its (his) heirs, executors, successors and assigns, forever, in fee and manner aforesaid, by virtue of the power vested in me under the terms of said Deed of Trust, I do hereby bind and obligate the said Mortgagor(s) to warrant and forever defend, all and singular, the right and title to said property unto the said Grantee, its (his) heirs, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The address of the Grantee is: Bank United of Texas FSB
P.O. Box 2824
Houston, Texas 77252-2824

WITNESS MY HAND this the 2nd day of March, 1993.

Michael C. Elrod
Michael C. Elrod
Substitute Trustee

The State of Texas

County of Bexar

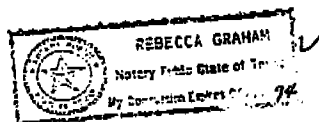
BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Elrod, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of March, 1993.

Rebecca Graham
NOTARY PUBLIC - STATE OF TEXAS
Name: _____
My Commission Expires: _____

Return to Mabry & Gibson
Three Riverway, Suite 400
Houston, TX 77058

08-4000-0122
1250521



WOL 5592 PG0784

ee
FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.

1993 MAR -0 PM 3-21

ALL DOCUMENTS FILED IN THIS OFFICE ARE THE PROPERTY OF THE COUNTY CLERK'S OFFICE AND WILL BE RETURNED TO THE PARTY OF RECORD UPON REQUEST. IF YOU ARE THE PARTY OF RECORD, YOU WILL BE NOTIFIED BY THE COUNTY CLERK'S OFFICE. IF YOU ARE NOT THE PARTY OF RECORD, YOU WILL BE NOTIFIED BY THE COUNTY CLERK'S OFFICE. IF YOU DO NOT WANT TO BE NOTIFIED, YOU MUST CONTACT THE COUNTY CLERK'S OFFICE AT (417) 875-1000.

MAR 9 1993



Robert D. Green
COUNTY CLERK BEXAR COUNTY, TEXAS

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SPECIAL WARRANTY DEED

STATE OF TEXAS)
COUNTY OF BEXAR)

KNOW ALL MEN BY THESE PRESENTS:

That BANK UNITED OF TEXAS FSB, acting by and through its officers hereunto duly authorized, of the County of Harris, and State of Texas, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash, and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto PAUL EDWARD BEUHLER, of the County of Bexar and State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

Lot 65, Block 15, New City Block 9218, SAN PEDRO PLACE, SECOND UNIT, an addition to the City of San Antonio, Bexar County, Texas, according to plat thereof, recorded in Volume 2222, Page 326, Deed and Plat Records of Bexar County, Texas:

This conveyance is made subject to all and singular the restrictions, easements, conditions, covenants, assessments and mineral interests, if any, applicable to and enforceable against the above described property as shown by the records of said County;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs and assigns, forever; and Grantor does hereby bind itself, its successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

EXECUTED this 18th day of August, 1993.

BANK UNITED OF TEXAS FSB
BY: [Signature]
PATRICK NEW
Title: ASST. VICE PRESIDENT

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Mailing address of each grantee:

PAUL EDWARD BEUHLER

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on the ____ day of August, 1993, by .

Notary Public, State of Texas
Notary's printed name:

My commission expires:

(CORPORATE ACKNOWLEDGMENT)

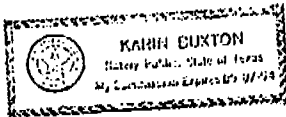
STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me on the 19 day of August, 1993,
by PATRICK NEW ASST. VICE PRESIDENT
of Bank United of Texas FSB, a federal savings bank, on behalf of said Bank.

[Signature]
Notary Public, State of Texas
Notary's printed name:

My commission expires:



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AFTER RECORDING RETURN TO:

Mr. Paul Edward Beuhler
108 Prinz Drive
San Antonio, TX 78213-1918

PREPARED IN THE LAW OFFICE OF:

John F. Fuini, Jr.
Attorney At Law
909 N.E. Loop 410, Suite 810
San Antonio, Texas 78209
Telephone (512) 828-5844
Telecopier (512) 828-5899

FILED IN OFFICE
ROBERT GREEN
COUNTY CLERK, BEXAR CO.

1993 AUG 20 PM 4:30

Any provision herein which restricts the sale, rental, or use of the
described real property because of lack to invalid and unenforceable under
the laws of TEXAS, COUNTY OF DECATUR
I hereby certify that this instrument was FILED in File Number
_____ on the _____ day of _____ 1993 at _____
and RECORDED in the Official Public Records of Real Property of Bexar
County, Texas as _____



AUG 23 1993

Robert Green
County Clerk, Bexar County, Texas

1993 AUG 23 PM 4:30

93-2561266

WARRANTY DEED RETAINING VENDOR'S LIEN

THE STATE OF TEXAS, KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR

That PAUL EDWARD BEUHLER, A SINGLE MAN, of the County of Bexar and State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by the grantee herein of his one certain promissory note of even date herewith for the principal sum of \$38,500.00, payable to the order of PAUL EDWARD BEUHLER, in San Antonio, Bexar County, Texas, bearing interest at the rate of TEN POINT ZERO PERCENT (10.0%) per annum from November 15, 1993, until maturity, the interest being payable monthly as it accrues; said note being due and payable in monthly installment payments as therein provided; said note contains a provision with respect to the acceleration of maturity, and the usual clause with respect to Ten point zero percent (10.0%) attorney's fees; the payment of which note is hereby secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to ARLEEN S. FLORES, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto ALEJANDRO S. HUERTA, A SINGLE MAN, of the County of Bexar and State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

Lot 65, Block 15, New City Block 9218, SAN PEDRO PLACE, SECOND UNIT, an addition to the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 2222, Page 326, Deed and Plat Records of Bexar County, Texas; being the improvements and premises known as and numbered 823 Clowet;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, his heirs and assigns, forever, and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

This conveyance is made by the grantor and accepted by the grantee SUBJECT TO any and all restrictions, easements, setback lines, covenants, conditions, reservations, terms and provisions of record affecting the property herein conveyed including those recorded in Volume 2222, Pages 236 et seq., of the Deed and Plat Records of Bexar County, Texas, and Volume 2192, Pages 280 et seq., Deed Records of Bexar County, Texas, and the 35 foot building setback line along the front property line as shown on plat recorded in Volume 2222, Page 236, Deed and Plat Records of Bexar County, Texas, if still in force and effect; and SUBJECT TO any

93-2561266

discrepancies, conflicts, or shortages in the area or boundary lines, or any encroachments, protrusions, or any overlapping of improvements.

This is a purchase and sale of said improvements and premises in "AS IS" condition, and Seller does not make and has not made any representations with respect to the property and improvements as being habitable, and Seller does not represent or warrant the habitability or condition or state of repair of said improvements or premises.

Current ad valorem taxes have been prorated. The grantee herein assumes and agrees to pay the ad valorem taxes for 1994 and subsequent years, and this conveyance is made subject thereto.

EXECUTED this 15th day of November 1993.

Paul Edward Beuhler

(PAUL EDWARD BEUHLER)

Mailing Address of each Grantee:

Name: Alejandro S. Huerta
Address: 823 Clower
San Antonio, Texas 78212

(Acknowledgment)

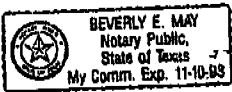
THE STATE OF TEXAS.

COUNTY OF BEXAR.

This instrument was acknowledged before me on the 15th day of November 1993 by Paul Edward Beuhler, a single man.

Beverly E. May

Notary Public, State of Texas



AFTER RECORDING, MAIL TO:

Alejandro S. Huerta
823 Clower
San Antonio, Texas 78212

PREPARED IN THE LAW OFFICES OF:

Wm. W. Beuhler, Jr.
Attorney at Law
1100 NW Loop 410, Suit 456
San Antonio, Texas 78213-2255

11-15-93 10:15 AM

THE COUNTY CLERK'S OFFICE HAS RECEIVED THE ORIGINAL OF ONE COPY OF THE ABOVE NAMED INSTRUMENT AND THE SAME IS FILED FOR RECORD IN THE PUBLIC RECORDS OF GREENWOOD COUNTY TEXAS THIS 11th DAY OF NOVEMBER 1993.



6661 1 330

Robert B. Green
County Clerk Greenwood County, Texas

Filed for Record in:
GREENWOOD COUNTY, TX
ROBERT B. GREEN/COUNTY CLERK
On Nov 30 1993
At 2:12pm
Receipt #: 7016
Amount: \$ 0.00
Doc/Type: 1
Doc/No: 93-261266
Caddis-sheriff Services

93-261266-1