

**SCANNED**

**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 OF YOUR DRIVER'S LICENSE NUMBER.**

**TRUSTEE'S DEED**

**Date:** April 3, 2007

**Deed of Trust**



**Date:** September 19, 2006

**Grantor:** RIVAS LAND TRUST



**Beneficiary:** VCH FUNDING CORP.

**Trustee:** STEWART J. ALEXANDER

**Recording Information:** Document No. LT1-77-20060231165-1, File No. LT2-12408-2378-9, Official Public Records of Real Property of Bexar County, Texas

**Property:**

Lot 24, Block 11, New City Block 11398, STEPHENSON HEIGHTS, UNIT 3, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 3377, Page 167, Deed and Plat Records of Bexar County, Texas.

**Note Secured by Deed of Trust**

**Date:** September 19, 2006

**Original Principal Amount:** FIFTY ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$51,800.00)

**Holder:** VCH FUNDING CORP.

**Borrower:** RIVAS LAND TRUST

**Date of Sale of Property (first Tuesday of Month):** April 3, 2007

**Time Sale of Property Began:** 11:22 A.M.

**Place of Sale of Property:** South entrance door of the County Court House in Bexar County, Texas

**Buyer:** VCH FUNDING CORP.

**Buyer's Mailing Address:** 103 Happy Trail  
San Antonio, Bexar County, Texas 78231

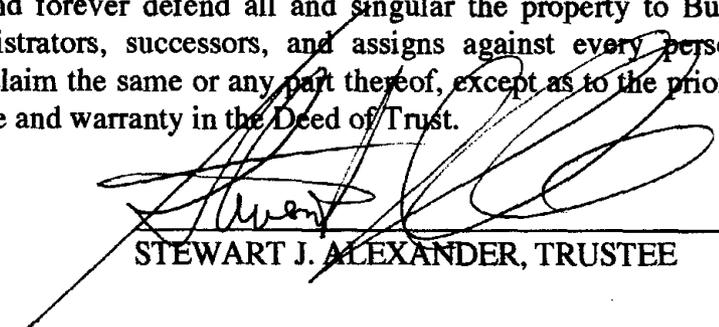
**Amount of Sale:** \$46,613.05

Grantor conveyed the property to Trustee in trust to secure payment of the note, but Grantor has defaulted in performing the obligations of the Deed of Trust and Beneficiary has directed Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the property were posted and filed, as required by § 51.002 of the Texas Property Code, and other requirements of that statute have been met. As required by that statute and by the Deed of Trust, the Trustee sold the property to Buyer, who was the highest bidder at the public auction, for the amount of sale. The sale began at the time specified above and was concluded by 4:00 p.m. of the same day.

As shown by the Affidavit attached to this instrument and incorporated in it by this reference, Holder/Beneficiary either personally or by agent served notice of the sale to each debtor required by statute in compliance with § 51.002 of the Texas Property Code.

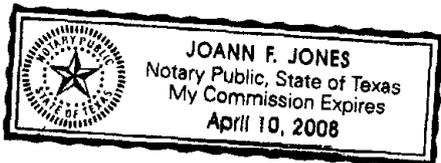
Trustee, by the authority conferred by Holder/Beneficiary and by the Deed of Trust, subject to the prior liens and other exceptions to conveyance and warranty in the Deed of Trust and for the amount of sale paid by Buyer as consideration, grants, sells, and conveys the property to Buyer, "AS IS", together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Buyer, Buyer's heirs, executors, administrators, successors, or assigns forever. Trustee binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Buyer and Buyer's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and other exceptions to conveyance and warranty in the Deed of Trust.



STEWART J. ALEXANDER, TRUSTEE

STATE OF TEXAS  
COUNTY OF BEXAR

This instrument was acknowledged before me on the 3rd day of April, 2007, by STEWART J. ALEXANDER, Trustee.



Notary Public in and for the State of Texas  
My Commission Expires:

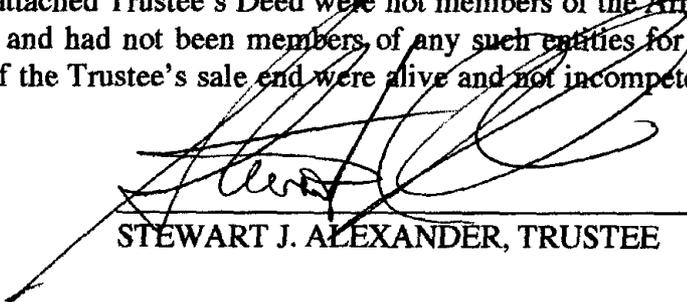
**AFFIDAVIT OF GIVING NOTICE TO DEBTOR  
AND AFFIDAVIT OF MILITARY STATUS**

**Date:** April 3, 2007

**Affiant:** STEWART J. ALEXANDER Trustee

Affiant on oath swears that the following statements are true:

1. This affidavit is made with respect to the foreclosure of the Deed of Trust that occurred on April 3, 2007.
2. Attached to this Affidavit is a copy of the Notice of Trustee's Sale, file-stamped by the County Clerk's Office. Affiant caused to be posted a copy of the Notice of Trustee's Sale at the place designated in the notice
3. The Trustee's sale took place on April 3, 2007, at approximately the time and place as reflected in the Trustee's Deed and at the place at the courthouse designated in the notice as required by law and was performed in strict accord with the terms of the Deed of Trust.
4. To the best of my knowledge and belief, proper notice of default was served prior to acceleration of the indebtedness. All obligations and duties of the mortgagee/holder were performed in the manner required by law and all notices were served by certified mail, return receipt requested, on each debtor at the last known address of each such debtor.
5. After such continued default and at least twenty-one (21) days before the resulting Trustee's sale, Affiant either personally or by agent gave proper notice of the sale to every debtor required by statute, in strict compliance with the provisions of the Deed of Trust and the requirements of § 51.002 of the Texas Property Code.
6. To the best of my knowledge and belief, the mortgagors holding an interest in the property described in the attached Trustee's Deed 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 three (3) months prior to the date of the Trustee's sale and were alive and not incompetent on the date of such sale.

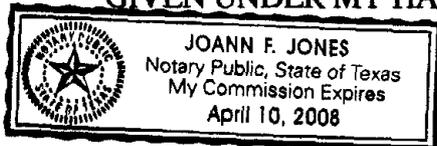
  
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STEWART J. ALEXANDER, TRUSTEE

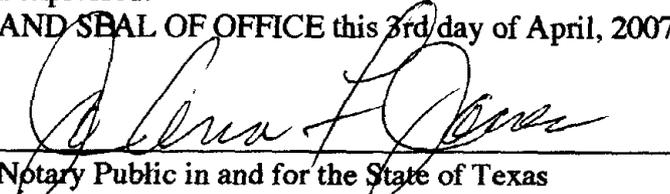
STATE OF TEXAS

COUNTY OF BEXAR

Sworn to and subscribed before me, the undersigned Notary Public, on this day personally appeared Stewart J. Alexander, Trustee, known to me 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 3rd day of April, 2007.



  
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Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
STEWART J. ALEXANDER  
7718 Broadway  
San Antonio, Texas 78209

NOTICE OF TRUSTEE'S SALE



WHEREAS, on the 19th day of September, 2006, RIVAS LAND TRUST. executed and delivered a Deed of Trust conveying to STEWART J. ALEXANDER, TRUSTEE, the real estate hereinafter described, to secure VCH FUNDING CORP. and each subsequent holder in the payment of a debt therein described, said Deed of Trust being recorded under Document No. LT1-77-20060231165-1, File No. LT2-12408-2378-9, Real Property Records of Bexar County, Texas; and

WHEREAS, should the named Trustee not be available, a duly named Substitute Trustee appointed, pursuant to said Deed of Trust, as Substitute Trustee will sell such property; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned or the Substitute Trustee, to sell said property to satisfy said indebtedness.

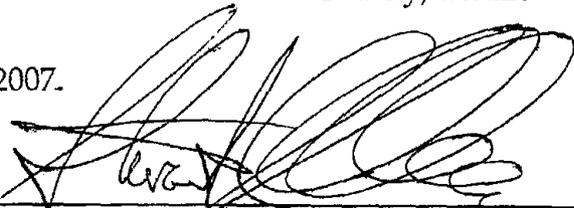
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 3, 2007, between 10:00 o'clock A.M. and 1:00 o'clock P.M., the Trustee or Substitute Trustee will offer the property for sale at public auction at the South entrance door of the County Court House in Bexar County, Texas, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is 10:00 o'clock and the sale will be conducted no later than three (3) hours thereafter.

Said real estate is described as follows: In the County of Bexar, State of Texas:

Lot 24, Block 11, New City Block 11398, STEPHENSON HEIGHTS, UNIT 3, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 3377, Page 167, Deed and Plat Records of Bexar County, Texas.

Witness my hand this 9th day of March, 2007.



  
STEWART J. ALEXANDER, TRUSTEE

CERTIFICATE OF SERVICE

I, STEWART J. ALEXANDER, do hereby certify that a true copy of the above and foregoing Notice of Trustee's Sale was deposited in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, and addressed to: Rivas Land Trust, Mandoman Mgt., Inc. Trustee, 239 Dalehurst, San Antonio, Texas 78201, on this the 9th day of March, 2007.

  
STEWART J. ALEXANDER

Doc# 40770 Fees: \$2.00  
03/13/2007 2:30PM # Pages 1  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
GERRY RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

APR 11 2007



*Sergio R. Ruffalo*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20070084045 Fees: \$32.00  
04/11/2007 2:36PM # Pages 5  
Filed & Recorded in the Official Public  
Records of BEXAR COUNTY  
SERGIO RUFFALO COUNTY CLERK