

THE UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION

In re: ALEXANDER E. JONES, Debtor.
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Case No. 22-33553 (CML)

Chapter 7

TRUSTEE'S REPORT OF SALE

1. On or about October 10, 2024, the Trustee sold real estate at 5240 McCormick Mountain Drive, Austin, Texas, to Texas ERW, LTD and/or assigns for \$1,080,000.00.
2. The sale was authorized by Court order dated September 23, 2024. DE 852
3. The closing statement is attached hereto.

Respectfully submitted, October 14, 2024

/s/ Christopher Murray
602 Sawyer, Suite 400
Houston, TX 77007
chris@jonesmurray.com
832-529-1999
Chapter 7 Trustee

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Finance 7. <input checked="" type="checkbox"/> Cash Sale.	6. File Number TL24-822965-AM	7. Loan Number	8. Mortgage Ins Case Number
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C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower NTG Exchange LLC as QI for Texas ERW, LTD, a Texas Limited Partnership 5008 McIntyre Circle Austin, TX 78734	E. Name & Address of Seller Christopher R. Murray in his capacity as chapter 7 trustee for the bankruptcy estate of Alexander E. Jones 500 N. Shoreline Blvd Ste 900 Corpus Christi, TX 78401-0658	F. Name & Address of Lender
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G. Property Location Lot 3, Back of the Moon Amd Plat, Travis County, Texas. 5240 McCormick Mountain Drive Austin, TX 78734	H. Settlement Agent Name Capital Title of Texas, LLC - Austin Mopac 6850 Austin Center Blvd., Suite 127 Austin, TX 78731 Tax ID: 75-2848550 Underwritten By: First National Title Insurance Company
	I. Settlement Date 10/9/2024 Fund: 10/10/2024

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$1,080,000.00	401. Contract Sales Price	\$1,080,000.00
102. Principal Reduction		402. Personal Property	
103. Settlement Charges to Borrower	\$1,241.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. Buyer's portion of HOA dues pd by seller 10/10/24 thru 10/31/24	\$425.81	406. Buyer's portion of HOA dues pd by seller 10/10/24 thru 10/31/24	\$425.81
107. City Property Taxes		407. City Property Taxes	
108. Est 2024 property taxes from seller		408. Est 2024 property taxes from seller	
109. Other		409. Other	
110. Mud Notices		410. Mud Notices	
111. School Property Taxes		411. School Property Taxes	
112.		412. 2022 County Taxes	
113. Non-Realty Items	\$20,000.00	413. Non-Realty Items	\$20,000.00
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$1,101,666.81	420. Gross Amount Due to Seller	\$1,100,425.81
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or Earnest Money	\$10,500.00	501. Excess Deposit	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (line 1400)	\$77,572.50
203.		503. Existing Loan(s) Taken Subject to	
204. Exchange Proceeds	\$910,894.20	504. Payoff of First Mortgage Loan to	
205.		505. Payoff of Second Mortgage Loan to	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. Buyer's portion of HOA dues pd by seller		510. Buyer's portion of HOA dues pd by seller	
211. City Property Taxes		511. City Property Taxes	
212. Est 2024 property taxes from seller 01/01/24 thru 10/09/24	\$11,033.18	512. Est 2024 property taxes from seller 01/01/24 thru 10/09/24	\$11,033.18
213. Other		513. Other	
214. Mud Notices		514. Mud Notices	
215. School Property Taxes		515. School Property Taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$932,427.38	520. Total Reduction Amount Due Seller	\$88,605.68
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$1,101,666.81	601. Gross Amount due to seller (line 420)	\$1,100,425.81
302. Less amounts paid by/for borrower (line 220)	\$932,427.38	602. Less reductions in amt. due seller (line 520)	\$88,605.68
303. Cash From Borrower	\$169,239.43	603. Cash To Seller	\$1,011,820.13

L. Settlement Charges			Paid From	Paid From
700. Total Sales/Broker's Commission based on price				
	\$1,080,000.00	@6 % = \$64,800.00		
Division of Commission (line 700) as follows:			Borrower's Funds at Settlement	Seller's Funds at Settlement
701. \$64,800.00	to Keller Williams Realty			
702. \$0.00	to NO AGENT			
703. Commission Paid at Settlement			\$0.00	\$64,800.00
704. The following persons, firms or	to			
705. corporations received a portion	to			
706. of the real estate commission amount	to			
707. shown above: Jaymes Willoughby,	to			
708. Fast Expert, Inc, KW MCI LTD	to			
800. Items Payable in Connection with Loan				
801. Loan Origination Fee %	to			
802. Loan Discount %	to			
803. Appraisal Fee	to			
804. Credit Report	to			
805. Lender's Inspection Fee	to			
806. Mortgage Insurance Application	to			
807. Assumption Fee	to			
900. Items Required by Lender To Be Paid in Advance				
901. Interest from 10/10/2024 to 11/1/2024 @ \$0/day				
902. Mortgage Insurance Premium for months	to			
903. Hazard Insurance Premium for years	to			
1000. Reserves Deposited With Lender				
1001. Hazard Insurance	months @	per month		
1002. Mortgage Insurance	months @	per month		
1003. Buyer's portion of HOA dues pd by seller	months @	per month		
1004. City Property Taxes	months @	per month		
1005. Est 2024 property taxes from seller	months @	per month		
1006. Mud Notices	months @	per month		
1007. Other	months @	per month		
1008. School Property Taxes	months @	per month		
1011. Aggregate Adjustment				
1100. Title Charges				
1101. Settlement or Closing Fee	to			
1102. Abstract or Title Search	to			
1103. Title Examination	to			
1104. Title Insurance Binder	to			
1105. Document Preparation	to			
1106. Notary Fees	to			
1107. Attorney's Fees	to Shaddock & Associates, P.C.			\$125.00
(includes above items numbers:)		
1108. Title Insurance	to Capital Title of Texas			\$5,921.00
(includes above items numbers:)		
1109. Lender's coverage	\$0.00/\$0.00			
1110. Owner's coverage	\$1,080,000.00/\$5,921.00			
1111. Escrow Fee	to Capital Title of Texas		\$595.00	\$595.00
1112. Courier Fee	to Capital Title of Texas			\$20.00
1113. State of Texas Policy Guaranty Fee	to Texas Title Insurance Guaranty Association		\$0.00	\$2.00
1114. Title - Tech Fee	to Capital Title of Texas			
1115. Title - Remote Online Notary	to Capital Title of Texas			
1116. 10% of Title Premium	to Capital Title of Texas			
1117. 90% of Title Premium	to Texas Living Title			
1200. Government Recording and Transfer Charges				
1201. Government Recording Charges	Deed ; Mortgage ; Rel	to Capital Title of Texas		
1202. City/county tax/stamps	Deed ; Mortgage	to		
1203. State tax/stamps	Deed ; Mortgage	to		
1204. Tax Certificate	to United Tax Service, Inc.			\$87.00
1205. E Recording Fee	to United eRecording		\$9.00	
1206. Recording WD	to Capital Title of Texas		\$37.00	
1300. Additional Settlement Charges				
1301. Survey	to Windrose Land Services Austin			\$3,247.50
1302. HOA current balance	to Back of the Moon Home Owners Association			\$2,000.00
1303. HOA October dues	to Back of the Moon Home Owners Association			\$600.00
1304. HOA November dues	to Back of the Moon Home Owners Association		\$600.00	
1305. Remote signing	to Executive Notary Services			\$175.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$1,241.00	\$77,572.50

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.