

Notice of Foreclosure Sale

Assert and protect your rights as a member of the armed forces of the united States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Dang's Enterprises, Inc., 2010 Homes Road, Houston, TX 77045.

1. *Property to Be Sold.* The property to be sold is described as follows:

The surface only of Lot One (1), of Durham Subdivision, a Subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 707, Page 10 and transferred to Plat Record 3, Map no. 65, all of the Map Records of Galveston County, Texas, also generally known as 2902 Main Street, La Marque, TX 77568.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Promissory Note in the original principal amount of \$70,000.00 dated January 22, 2007, executed by Wilfred Augustus, together with any modifications or extensions thereof, and the Deed of Trust securing that debt against the aforementioned real property originated January 22, 2007, executed by Wilfred Augustus and recorded under Clerk's File NO. I2007008551 in the Deed of Trust Records of GALVESTON County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: July 7, 2010

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Lobby of the Galveston County Courthouse, 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

The Trustee or Substitute Trustee will set a minimum bid before the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by WILFRED AUGUSTUS.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note DATED January 22, 2007 in the original principal amount of \$70,000.00, executed by WILFRED AUGUSTUS, and payable to the order of the CIT GROUP/CONSUMER FINANCE, INC. together with all modifications, renewal and extensions of the promissory note. ("The Note"). DANG'S ENTERPRISES, INC. the current owner and holder of the Obligations and the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Dang's Enterprises, Inc. at 2010 Holmes Road, Houston, Texas 77045.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: June 10, 2020.


David G. Dang – Substitute Trustee
9600 Bellaire Blvd., Ste. 212
Houston, Texas 77036

Telephone (713) 995-6300
Telecopier (713) 995-5423

RESOLUTION OF DANG'S ENTERPRISES, INC. TO PURCHASE SECURED INTERESTS IN REAL PROPERTY

WHEREAS Dang's Enterprises, Inc. ("the Company") is authorized by its By-laws and Certificate of Formation to buy and sell property; and

WHEREAS the Company desires to acquire a parcel of real estate legally described as Lot 1 of DURHAM SUBDIVISION, an addition in Galveston County, Texas according to the map or plat thereof recorded in Volume 707, Page 10 and transferred to Plat Record 3, Map no. 65 of the Map Records of Galveston County, Texas, and more generally known as 2902 Main Street, La Marque, Texas 77568 ("the Subject Property"); and

WHEREAS the Subject Property is in the process of being subjected to a forced sale of its first lien, the holder of which is willing to sell and assign its interests to the Company;

THEREFORE, it is hereby

RESOLVED that the Company is authorized to buy from the first lien holder its Promissory Note and Deed of Trust securing the same against the subject property for a reasonable sum.

RESOLVED FURTHER, that each of the officers of this corporation is authorized and directed to execute all documents, and to take all actions deemed necessary, in order to carry out and perform the purposes of these resolutions.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the above-named Corporation this 4 day of June 2020.

A true record.

Attest.


Secretary

RESOLUTION OF DANG'S ENTERPRISES, INC. TO PURCHASE SECURED INTERESTS IN REAL PROPERTY

WHEREAS Dang's Enterprises, Inc. ("the Company") is authorized by its By-laws and Certificate of Formation to buy and sell property; and

WHEREAS the Company, on June 1, 2020 purchased the Assignment of the secured interests of Wilmington Savings Fund Society, FSB, as owner Trustee of the Residential Credit Opportunities Trust V-E in that certain parcel of real estate legally described as Lot 1 of DURHAM SUBDIVISION, an addition in Galveston County, Texas according to the map or plat thereof recorded in Volume 707, Page 10 and transferred to Plat Record 3, Map no. 65 of the Map Records of Galveston County, Texas, and more generally known as 2902 Main Street, La Marque, Texas 77568 ("the Subject Property"); and

WHEREAS the debt is in default, and the Company desires to foreclose its secured interests in the Subject Property;

THEREFORE, it is hereby

RESOLVED that the Company appoint David G. Dang as Substitute Trustee for the purpose of conducting the foreclosure sale of its secured interests in the Subject Property.

RESOLVED FURTHER, that each of the officers of this corporation is authorized and directed to execute all documents, and to take all actions deemed necessary, in order to carry out and perform the purposes of these resolutions.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the above-named Corporation this 4 day of June 2020.

A true record.

Attest.



Secretary

FILED

Instrument Number: *FILED2020000617*

Filing Fee: 23.00

Number Of Pages:6

Filing Date: 06/11/2020 3:37PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*