

**NOTICE OF TRUSTEE'S SALE**

**DATE:** October 13, 2020

**NOTE 1:** Balloon Note described as follows:

Date: February 11, 2015

Maker: Su Casa USA, LLC, a Texas limited liability company

Payee: SOMAR Enterprises LLC (subsequently assigned to EDC Associates, LLC)

Original Principal Amount: \$285,000.00

**DEED OF TRUST for Note 1:** Deed of Trust described as follows:

Date: February 11, 2015

Grantor: Su Casa USA, LLC, a Texas limited liability company

Trustee: Steven Newsom

Beneficiary: SOMAR Enterprises LLC (subsequently assigned to EDC Associates, LLC)

Recorded: under File number 2015008741 in the Real Property Records of Galveston County, Texas

**NOTE 2:** Balloon Note described as follows:

Date: January 17, 2017

Maker: Su Casa USA, LLC, a Texas limited liability company

Payee: EDC Associates, LLC

Original Principal Amount: \$62,000.00

**DEED OF TRUST for Note 2:** Deed of Trust described as follows:

Date: January 17, 2017

Grantor: Su Casa USA, LLC, a Texas limited liability company

Trustee: Steven Newsom

Beneficiary: EDC Associates, LLC

Recorded: under File number 2017007725 in the Real Property Records of Galveston County, Texas

**Holder of Both Notes:** EDC Associates, LLC

**BORROWER:** Su Casa USA, LLC, a Texas limited liability company

**PROPERTY:** The real property described as follows: commonly known as 16614 Pelican Street, Jamaica Beach, Texas 77554 and having a legal description of:

Lot 43 of Jamaica Beach, Section 25, an addition to Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 1616, Page 26 and transferred to Volume 7, Map No. 89, of the Map Records, Galveston County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

November 3, 2020, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

Galveston County Courthouse, 1st floor Lobby, 722 Moody (21st Street), Galveston, Galveston County, Texas 77550, Galveston County, Texas.

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED October 13, 2020.

  
Steven Newsom

After recording, please return original to:  
Steven Newsom  
PO Box 33  
Barker, TX 77413-0033

**FILED**

Instrument Number: *FILED2020001656*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 10/13/2020 2:51PM

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.*