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DEED
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RP-2023-353707
09/14/2023 RP1 \$22.00

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 or Your Drivers License Number.

SUBSTITUTE TRUSTEE'S DEED

THE STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, on July 31, 2018, Saihat Corporation "Saihat", executed one certain Promissory Note in favor of Sarojini Bhagia "Sarojini", described in and secured by Deed of Trust which is recorded in Harris County Clerk's file no. RP-2018-402480 on August 31, 2018 in Real Property Record of Harris County, Texas, as Grantor, conveying to the Trustee Jerry Schutza, a certain note on real property which is described below, for the purpose of securing and enforcing payment of the note which is described in the Deed of Trust for the benefit of "Sarojini"

WHEREAS, Grantor defaulted under term of the Note and Deed of Trust, and "Sarojini" asked me as a Substitute Trustee, to enforce deed of Trust, and offer the property for sale in according with the power and authority vested to me Nanik Bhagia by virtue of the Deed of Trust and my appointment as a Substitute Trustee.

WHEREAS, the note herein above described was in default and Sarojini as current holder of said note, requested that undersigned Substitute Trustee to proceed with foreclosure sale under and in accordance with the terms and Deed of Trust.

WHEREAS, in compliance with the request of Owner and holder of Note, and in accordance with law, I did post Notice of Trustee sale with Harris county District Clerk, and also posted in the Family Law Center of Harris County Texas. I did offer the property for sale at public auction at the Bayou City Center, 9401 Knight Road, Houston, Texas 77045, in the Harris County, Texas on the September 5, 2023 being the first Tuesday in the month of September, between the hours of 10:00 am and 1.00 pm, to the highest bidder for cash.

WHEREAS, all prerequisites to the sale required either by law or by the Deed of Trust have been duly and fully complied with by the Trustee;

Whereas, such sale took place in the area designated by the Harris County Commissioner's Court as the area at the Harris County, where sales pursuant to section 51 of the Texas Property Code are to take place; and the sale began and completed at or

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UNRECORDED

about at 11:23 am, being not later than 3 hours after the time of 10.00 am, as stated in the Notice as the earliest time at which the said sale would occur:

THEREFORE, the undersigned Substitute Trustee by the virtue and authority vested in me as Substitute Trustee sold the property to Sarojini Bhagia , which was highest bidder for the consideration of \$10,000 (Ten Thousand Dollars) at 11.23 am the following described property to-wit:

IEE

Lot Twelve (12) , in Block Seventeen (17), of Fairmont Park East, Section Two (2), a Subdivision in Harris County Texas, according to Map or Plat thereof Recorded in Volume 319. Page 3, of the Map Records of Harris County, Texas. More commonly known as 10823 Collingswood Drive, La Porte, Texas 77571

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Have and to hold the above-described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever, in fee simple: with no warranties, express or implied, encumbrances, restrictions or reservations, ad valorem taxes, or other matters of records.

EXECUTED this 14 day of September, 2023.

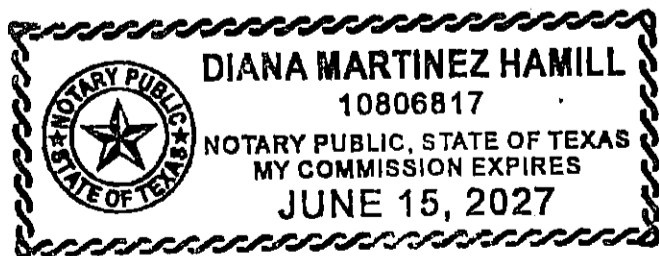
Nanik Bhagia
Nanik Bhagia, Substitute Trustee

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ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on the 14 day of September, 2023 by Nanik Bhagia, as Substitute Trustee.



Diana
NOTARY PUBLIC in and for
State of Texas

Ret: S. Bhagia RA ✓✓
14011 Hampton Cove Drive, Humble, TX 77077

RP-2023-353707

UNOFFICIAL COPY

FILED FOR RECORD

11:55:51 AM

Thursday, September 14, 2023

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Thursday, September 14, 2023



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

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