

**Notice of Trustee's Sale**

FILED  
at 7:38 o'clock P M  
JUN 06 2022  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY [Signature] DEPUTY

Date: May 25, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated October 08, 2021 in the amount of \$38,400.00

Deed of Trust

Date: October 08, 2021

Grantor: Ileana Lizeth Hernandez Rivera

Mortgagee: Royal Quest, Ltd.

Recording information: Recorded November 23, 2021, under Clerk's File Number 2021049649, Official Records of Liberty County, Texas.

Property: Lot 25, Block 1, Royal Vista Subdivision, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File Number 2018014222, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale (first Tuesday of month unless the 1<sup>st</sup> Tuesday is January 1 or July 4 then it will be next Wednesday): July 05, 2022

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place of Sale: 1923 Sam Houston Street, Liberty, Liberty County, Texas 77575, on the south side of the Liberty County Courthouse, Liberty, Texas.

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.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**

A handwritten signature in black ink, appearing to read "Erik C. Baumann", with a long horizontal flourish extending to the right.

Erik C. Baumann  
24 Greenway Plaza, Suite 2000  
Houston, TX 77046

## Notice of Trustee's Sale

Date: May 25, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated July 06, 2021 in the amount of \$42,400.00

Deed of Trust

Date: July 06, 2021

Grantor: Erika Leyva Ocampo

Mortgagee: Royal Quest, Ltd.

Recording information: Recorded August 09, 2021, under Clerk's File Number  
2021033074, Official Records of Liberty County, Texas.

Property: Lot 71, Block 3, Royal Vista Subdivision, as shown on the map or plat thereof,  
filed for record in the Office of the County Clerk of Liberty County, Texas  
under Clerk's File Number 2018014222, Map Records of Liberty County,  
Texas, including all person Property Secured by the security agreement  
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Erik C. Baumann  
24 Greenway Plaza, Suite 2000  
Houston, TX 77046

**Notice of Trustee's Sale**

Date: May 25, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated September 18, 2020 in the amount of \$44,400.00

Deed of Trust

Date: September 18, 2020

Grantor: Mary Ann Matlock

Mortgagee: Royal Quest, Ltd.

Recording information: Recorded September 25, 2020, under Document Number 2020034729, Official Records of Liberty County, Texas.

Property: Lot 45, Block 2, Royal Vista Subdivision, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File Number 2018014222, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

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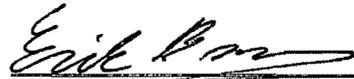
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~~Erik C. Baumann~~  
Erik C. Baumann  
24 Greenway Plaza, Suite 2000  
Houston, TX 77046

## Notice of Trustee's Sale

Date: May 25, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated March 14, 2021 in the amount of \$28,400.00

Deed of Trust

Date: March 14, 2021

Grantor: Armando Nieves Varela

Mortgagee: Royal Quest, Ltd.

Recording information: Recorded April 20, 2021, under Clerk's File Number  
2021015445, Official Records of Liberty County, Texas.

Property: Lot 26, Block 1, Royal Vista Subdivision, as shown on the map or plat thereof,  
filed for record in the Office of the County Clerk of Liberty County, Texas  
under Clerk's File Number 2018014222, Map Records of Liberty County,  
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Date: May 25, 2022

Trustee/Substitute Trustee: Erik C. Baumann

Trustee/Substitute Trustee's Address: 24 Greenway Plaza, Suite 2000, Houston, TX 77046

Mortgagee: Royal Quest, Ltd.

Note: Note dated December 23, 2020 in the amount of \$39,400.00

Deed of Trust

Date: December 23, 2020

Grantor: Patricia Ochoa

Mortgagee: Royal Quest, Ltd.

Recording information: Recorded January 07, 2021, under Clerk's File Number  
2021000666, Official Records of Liberty County, Texas.

Property: Lot 43, Block 1, Royal Vista Subdivision, as shown on the map or plat thereof,  
filed for record in the Office of the County Clerk of Liberty County, Texas  
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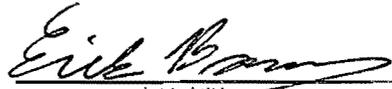
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