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Notice of Trustee's Sale

AUG 03 2021

LEE H. CHAMBERS
CLERK OF LIBERTY COUNTY, TEXAS
Adrian D. Diver

Date: August 2, 2021

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 13, 2020 in the amount of \$38,400.00

Deed of Trust

Date: December 13, 2020

Grantor: Eliseo Torres Jr

Mortgagee: Royal Quest, Ltd.

Recording information: Recorded January 07, 2021, under Document Number
2021000662, 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 1st Tuesday is January 1 or July 4 then it will be
next Wednesday): September 07, 2021

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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:


Erik C. Baumann

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Notice of Trustee's Sale

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CLERK OF COURTS
LIBERTY COUNTY, TEXAS
Adrian Diver DEPUTY

Date: August 2, 2021

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 January 10, 2021 in the amount of \$39,400.00

Deed of Trust

Date: January 10, 2021

Grantor: Jose Angel Gamboa Menchaca

Mortgagee: Royal Quest, Ltd.

Recording information: Recorded February 11, 2021, under Clerk's File Number
2021006137, Official Records of Liberty County, Texas.

Property: Lot 36, 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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TRUSTEE:



Erik C. Baumann