

FILED FOR RECORD
at 12:30 o'clock P M

DEC 07 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
EX *Tiffany J. Clark* DEPUTY

Notice of Trustee's Sale

Date: November 22, 2022

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: Pine Quest, Ltd.

Note: Note dated May 24, 2022 in the amount of \$53,900.00

Deed of Trust

Date: May 24, 2022

Grantor: Humberto Escamilla Jr

Mortgagee: Pine Quest, Ltd.

Recording information: Clerk's File Number 2022026247, Official Records
of Liberty County, Texas.

Property: Lot 4, Block 1, Tarkington Meadows Subdivision, as shown on the
map or plat thereof, filed for record in the Office of the County
Clerk of Liberty County under Clerk's File Number 2022013408,
Map Records of Liberty County, including all personal 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): January 03, 2023

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

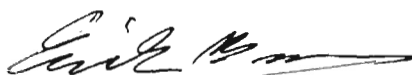
Place of Sale: Liberty County Courthouse at 1923 Sam Houston Street, Liberty, Liberty
County, Texas 77575, on the south side of the Liberty County Courthouse,
Liberty, Texas.

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:



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

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DEC 07 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Diffany J. Hall* DEPUTY

Notice of Trustee's Sale

Date: December 5, 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 24, 2020 in the amount of \$39,400.00

Deed of Trust

Date: September 24, 2020

Grantor: Reinaldo Bernardo Perez and Ada Judit Arita Ulloa

Mortgagee: Royal Quest, Ltd.

Recording information: Clerk's File Number 202041997, Official Records of Liberty
County, Texas

Property: Lot 23, 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 under
Clerk's File Number 2018014222, Map Records of Liberty County, including
all personal property secured by the security agreement included in the Deed of
Trust.

County: Liberty County

Date of Sale: January 3, 2023

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

Place of Sale: Liberty County Courthouse at 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:

A handwritten signature in black ink, appearing to read "Erik C. Baumann", is written over a horizontal line. The signature is cursive and extends to the right of the line.

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

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at 1230 o'clock P M

DEC 07 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Suzanne Ball* DEPUTY

Notice of Trustee's Sale

Date: December 5, 2022

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated February 16, 2018 in the amount of \$31,400.00

Deed of Trust

Date: February 16, 2018

Grantor: Miguel A Castellanos Perez

Mortgagee: VNS Liberty, Ltd.

Recording information: Clerk's File Number 2018005020, Official Records of Liberty County, Texas.

Property: Lot 201, Block 5, Villa Nueva Subdivision Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County under Clerk's File Number 2017003167, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale: January 3, 2023

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

Place of Sale: Liberty County Courthouse at 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.

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

FILED FOR RECORD
at 12:30 o'clock P M

Notice of Trustee's Sale

DEC 07 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *[Signature]* DEPUTY

Date: December 5, 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 May 12, 2021 in the amount of \$34,400.00

Deed of Trust

Date: May 12, 2021

Grantor: Infant Rodriguez and Marisol Robles Martinez

Mortgagee: Royal Quest, Ltd.

Recording information: Clerk's File Number 2021021927, Official Records of Liberty County, Texas.

Property: Lot 33 Block 1, Royal Vista Subdivision, as shown on the mpa or plat thereof, filed for record in the Office fo the County Clerk of Liberty County under Clerk's File Number 2018014222, Map Records of Liberty County, including all personal property secured by the security agreement included in the Deed of Trust.

County: Liberty County

Date of Sale: January 3, 2023

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

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

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TRUSTEE:

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


NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **THOMAS LEE FOSTER, JR.** and **TAYLOR MARIE DOUGLAS-HESPELT**, of Liberty County, Texas, dated June 29, 2022 and duly recorded in the Clerks File Number 2022036631 of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on **Tuesday, January 3, 2023**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

THE SURFACE ESTATE ONLY in and to a 4.15 ACRE TRACT, Being all that certain tract or parcel of land situated in the William D. Smith Survey, Abstract No. 107, Liberty County, Texas, and being the same tract as recorded in Volume 1245, Page 334, Official Public Records Liberty County, Texas and more fully described in Exhibit "A" attached hereto and made for all purposes.

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 5th day of December 2022.


Jaime Carter
Trustee

10:05 FILED A
DEC 08 2022
LEE - CHAMBERS
CLERK OF COURSE LIBERTY COUNTY TEXAS
Adrian Dover

ADDRESS OF TRUSTEE

Jaime Carter & Associates
Jaime Carter
312 Main
Liberty, Texas 77575
936-336-5776