

FILED

Katherine R. Brooks, Clerk of County Court  
JACKSON COUNTY, TEXAS

BY Gunn Rodriguez  
6/14/2021 @ 1:50pm

Notice of Trustee's Sale

Date: June 14, 2021

Note: That certain promissory note in the original principal amount of \$70,000.00, dated October 5, 2018, executed by Rosales Realty Acquisitions, LLC, payable to the order of Quest Trust Company FKA Quest IRA, Inc. FBO Peter Galik IRA # \*\*\*7511, secured by a first lien Deed of Trust described below

Lender: Quest Trust Company FKA Quest IRA, Inc. FBO Peter Galik IRA # \*\*\*7511

Successor/Substitute Trustee: Jo Woolsey, Bob Frisch, Janice Stoner, Jodi Steen or Preston T. Towber, any to act

Successor/ Substitute Trustee's Address: The street address for Jo Woolsey, Bob Frisch, Janice Stoner, Jodi Steen is 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179.  
Telephone: (817) 236-0064 Email: cindylgarvin@aol.com

The street address for Preston T. Towber is 1111 Heights Boulevard, Houston, Texas 77008.  
Telephone: (832) 485-3555 Email: [preston@towberlaw.com](mailto:preston@towberlaw.com).

Deed of Trust: Date: October 5, 2018

Grantor: Rosales Realty Acquisitions, LLC

Beneficiary: Quest Trust Company FKA Quest IRA, Inc. FBO Peter Galik IRA # \*\*\*7511

Recording Information: Deed of Trust recorded under Jackson County Clerk's File No. 2018-02881

Legal Description (the "Real Property"):

**Being 0.11 of an acre situated in and part of Block A, Marvin Second Addition as shown on a plat recorded in Volume S, Page 257 of the Deed Records of Jackson County, Texas, and the same as that certain 40.2'x86' tract of land described as Tract One (1) in a deed recorded in Volume 257, Page 1022 of Official Records of Jackson County, Texas. This 3404.68 square feet tract of land is more fully described by metes and bounds attached hereto as Exhibit "A" and made a part hereof.**

Property: The Real Property (as defined herein), improvements, and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

County: Jackson County, Texas.

Terms of Sale: All cash or cash equivalent, except that the owner and holder of the indebtedness, may bid as a credit against the indebtedness.

Date of Sale: July 6, 2021

Time of Sale: Between 12:00 pm and 3:00 pm

Place of Sale: The steps of the Jackson County Courthouse, 115 W, Main Street, Edna, Jackson County, Texas which is the area designated by the Commissioners Court of Jackson County, Texas, as the area at the courthouse of such county where sales are to take place, or in any area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

**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 AT THE ADDRESS SET FORTH HEREIN.**

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Successor/Substitute Trustee to sell the Property.

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

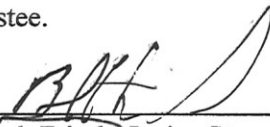
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Successor/Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Successor/Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Successor/Substitute Trustee.

  
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Jo Woolsey, Bob Frisch, Janice Stoner, Jodi Steen or  
Preston T Towber, any to act

**Name and Address of Sender of this Notice:**

Preston T. Towber  
The Towber Law Firm PLLC  
1111 Heights Blvd.  
Houston, Texas 77008  
Tel: (832) 485-3555  
Email: preston@towberlaw.com

**Address of Lender:**

Quest Trust Company FKA Quest IRA, Inc.  
FBO Peter Galik IRA # \*\*\*7511  
17171 Park Row, Suite 100  
Houston, TX 77084

**EXHIBIT A**

Being 0.11 of an acre situated in and part of Block A, Marvin Second Addition as shown on a plat recorded in Volume 8, Page 257 of the Deed Records of Jackson County, Texas, and the same as that certain 40.2x26' tract of land described as Tract One (1) in a deed recorded in Volume 257, Page 1622 of Official records of Jackson County, Texas. This 3404.68 square-foot tract of land is more fully described by metes and bounds as follows:

**BEGINNING** at a iron rod found in at the intersection of the Southwest line of Carver Street and the Northwest line of East Houston Street of the East corner of this 0.11 of an acre, also being the East corner of said 50'x25' tract of land and the East corner of said Block A, Marvin Second Addition;

**THENCE**, N 45 degrees, 00'00" W with the Southwest line of Carver Street a distance of 95.00 feet to a iron rod found for the North corner of this tract of land;

**THENCE**, S 35 degrees, 00'00" W crossing said Block A with the common line of this tract and a 40.2x26' tract of land described as Tract One (1) in a deed recorded in Volume 257, Page 1622 of the Official Records of Jackson County, Texas, a distance of 50.00 feet to a iron rod set for the West corner of this tract of land;

**THENCE**, S 45 degrees, 00'00" E still crossing said Block A with the common line of this tract and a tract of land described in a Deed to Clint Howard recorded in Volume 243, Page 882 of the Official Records of Jackson County, Texas, a distance of 95.00 feet to a iron rod set for the South corner of this tract of land;

**THENCE**, N 35 degrees, 00'00" E with the Northwest line of East Houston Street a distance of 50.00 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.11 of an acre.