

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Chesney Law Firm, P.L.L.C., 9225 Katy Freeway, Ste. 250, Houston, Texas 77024.

INSTRUMENT BEING FORECLOSED INFORMATION

DEED OF TRUST dated July 3, 2023 and recorded under Clerk's File No. RP-2023-251825, in the real property records of Harris County Texas, with ROYAL INVESTMENTS AND ACQUISITION, L.L.C. as Grantor(s) and ARKADY TAUBIN, as beneficiary, and BELLA TORRE HOMES, LTD., Trustee, for beneficiary, their successors and assigns as Original Mortgagee.

DEED OF TRUST executed by ROYAL INVESTMENTS AND ACQUISITION, L.L.C., a Texas limited liability company, securing payment of the indebtedness in the original principal amount of \$81,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by ROYAL INVESTMENTS AND ACQUISITION, L.L.C.; ARKADY TAUBIN is the current mortgagee (the "Mortgagee") of the Note and DEED OF TRUST or Contract Lien.

Legal Description:

Condominium Unit No. 97, in Building J in Doma Chase Condominiums, a Condominium Regime according to the Declaration recorded in Volume 88, Page 82 et. seq. and Clerk's File No. F825176 of the Condominium Records of Harris County, Texas, and all amendments thereto, being more commonly known as 9707 Richmond Ave., Unit 97, Houston, Texas. ("Property")

SALE INFORMATION

Date of Sale: November 3, 2026

**Earliest Time Sale
Will Begin:** 11:30 A.M.

Location of Sale: The place of the sale shall be: designated Harris County Courthouse, Texas at the following location: 11,681 sq. ft. area of covered concrete, being a 13,979 Square Feet area of covered concrete under the BAYOU CITY EVENT CENTER PAVILION, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, and commonly known as 9401 Knight Road, Houston, Texas.

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgagee's agent or trustee has requested the hereinafter appointed Substitute Trustee to sell said Property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said DEED OF TRUST.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the DEED OF TRUST. Pursuant to the DEED OF TRUST, the Mortgagee has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property. **Pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the DEED OF TRUST.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney, agent, trustee or substitute trustee.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Trustee, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE** William S. Chesney III or Chesney Law Firm, P.L.L.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Chesney Law Firm, P.L.L.C.
William S. Chesney III
9225 Katy Freeway, Ste. 250
Houston, Texas 77024
Ph.: 713.814.5309

EXECUTED on this 24th day of September, 2026.



William S. Chesney III
Attorney at Law
State Bar No. 04186550
9225 Katy Freeway, Ste. 250
Houston, Texas 77024-1564
Ph.: 713.814.5309