

NOTICE OF FORECLOSURE SALE

May 15, 2023

Deed of Trust ("Deed of Trust"):

Dated: August 26, 2022

Grantor: El Renacer, LLC

Trustee: Liang Gao

Lender: Hawthorne Land, LLC

Recorded in: Instrument No. 2022044029 of the real property records of Liberty County, Texas

Legal Description: Being a 12.210 acre tract situated in the Francis Millom Survey, Abstract Number 82, Liberty County, Texas, being a portion of that certain called 223.038 acre tract described in instrument to Hawthorne Land, LLC, recorded under Clerk's File Number 2022016713, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T), said 12.210 acre tract called Tract 5 and being more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$224,010.00, executed by El Renacer, LLC ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Hawthorne Interests, LLC ("Beneficiary") by an instrument dated August 26, 2022, recorded in Instrument No. 2022049312 of the real property records of Liberty County, Texas

Substitute Trustee: James W. King, Renee Roberts, Marc Henry, Edye Patterson or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

- Date:** Tuesday, June 6, 2023
- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
- Place:** Liberty County Courthouse, 1923 Sam Houston St., Liberty, Texas 77575, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Hawthorne Interests, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Hawthorne Interests, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Hawthorne Interests, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Hawthorne Interests, LLC'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Hawthorne Interests, LLC 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.

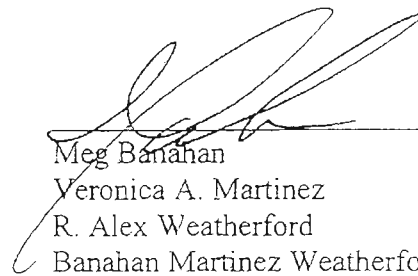
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Hawthorne Interests, LLC. 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.

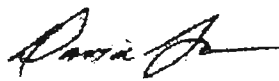
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Meg Banahan
Veronica A. Martinez
R. Alex Weatherford
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Telephone (281) 394-3122
Telecopier (281) 940-2743
Attorney for Lender



James W. King, Renee Roberts, Marc Henry, Edye
Patterson or David Garvin, Substitute Trustee
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

**TRACT 5
FIELD NOTE DESCRIPTION
12.210 ACRES
IN THE FRANCIS MILLOM SURVEY, ABSTRACT NUMBER 82
LIBERTY COUNTY, TEXAS**

BEING a 12.210 acre tract situated in the Francis Millom Survey, Abstract Number 82, Liberty County, Texas, being a portion of that certain called 223.038 acre tract described in instrument to Hawthorne Land, LLC, recorded under Clerk's File Number 2022016713, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 12.210 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod found in the apparent common line between said Millom Survey and the H. & T.C. RR. Co. Survey, Abstract Number 269, the easterly line of that certain called 196.2441 acre tract described in instrument to Justin Mark Casillas and Christie Lee Casillas, recorded under Clerk's File Number 2016017534, O.P.R.L.C.T., for the common westerly corner of that certain called 1240 acre tract described as "Conservation Easement" to United States of America, recorded in Volume 1699, Page 822, O.P.R.L.C.T., and that certain called 364.139 acre tract described as "Parcel One" in instrument to McManus Land and Timber Company 1, Limited, recorded in Volume 1647, Page 128, O.P.R.L.C.T., from which a 1 inch iron pipe found in the northerly right-of-way of Farm-to-Market Road 834 (FM 834), for the common southerly corner of said 1240 acre tract and said 196.2441 acre tract, bears South 04°00'08" East, 3629.82 feet;

THENCE North 85°55'06" East, 2357.90 feet, with the northerly line of said 1240 acre tract and said 223.038 acre tract, common to the southerly line of said 364.139 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 223.038 acre tract and said 364.139 acre tract, for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 12.210 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N:10068895.56, E:4077111.50, Central Zone (4203), grid measurement;

THENCE North 85°55'06" East, 337.94 feet, with the common line between said 223.038 acre tract and said 364.139 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 12.210 acre tract, from which a 1/2 inch iron rod found in the northwesterly right-of-way of Farm-to-Market Road 834 (FM 834), for the common easterly corner of said 223.038 acre tract and said 364.139 acre tract, bears North 85°55'06" East, 2884.10 feet;

THENCE South 16°25'41" East, 1585.82 feet, severing, over and across said 223.038 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of said FM 834, the southeasterly line of said 223.038 acre tract, being southeasterly corner of the herein described 12.210 acre tract;

THENCE South 51°29'37" West, 325.31 feet, with the northwesterly right-of-way of said FM 834, the southeasterly line of said 223.038 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southerly southwest corner of the herein described 12.210 acre tract;

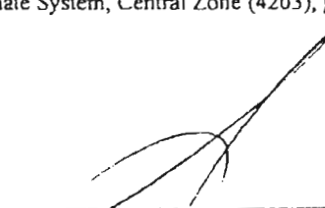
THENCE North 17°21'02" West, 1780.58 feet, to the POINT OF BEGINNING, containing a computed area of 12.210 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 3, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23373 – Tract 5.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

May 11, 2022
Date




Thomas A. McIntyre
R.P.L.S. No. 6921

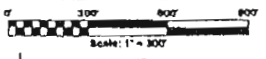
THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022044029 DTRUST
08/30/2022 01:36:03 PM Total Fees: \$70.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas



- SYMBOL LEGEND**
- BOUNDARY
 - EVIDENCE OF ADJACENT
 - ADJACENT PROPERTY
 - WIRE FENCE
 - FOUND SURVEY MONUMENT
 - POWER POLE
 - SET SURVEY MONUMENT
 - △ BATE POST

**FRANCIS MILLOW SURVEY
ABSTRACT No. 82**

MISSOURI LAND AND
TIMBER COMPANY LIMITED
PART 81 ONE
CALLED 364.28 ACRES
VOL. 187, PG. 134
O.P.R.L.C.T.

REMAINDER OF
HAYTHORNE LAND LLO
CALLED 223.028 ACRES
C.F. No. 302204713
O.P.R.L.C.T.

**TRACT 5
12.210 ACRES**

REMAINDER OF
HAYTHORNE LAND LLO
CALLED 223.028 ACRES
C.F. No. 302204713
O.P.R.L.C.T.

UNITED STATES OF AMERICA
CONSERVATION EASEMENT
CALLED 1340 ACRES
VOL. 1886, PG. 323
O.P.R.L.C.T.

**H. & T. C. RR. SURVEY
ABSTRACT No. 269**

AUSTIN MARK CABALLAS AND
CHRISTINE LEE CABALLAS
CALLED 186.2441 ACRES
C.F. No. 301807234
O.P.R.L.C.T.

POC
FND 1" LR

POB
SET 1" IR
WITH CAP

SET 1" IR
WITH CAP

FND 1" LR

SET 1" IR
WITH CAP

SET 1" IR
WITH CAP

FM 834
(ASPHALT)

FND 1" LR

DATE	REVISION

BOUNDARY SURVEY

SE2ND & 12.210 acre tract situated in the Francis Millow Survey, Abstract Number 82, Liberty County, Texas, being a portion of that certain called 223.028 acre tract described in Instruments in Haythorne Land, L.L.C., recorded by Chain's FM Abstract 302204713 of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.) and 13.210 acre tract being more particularly described by attached map and source description.

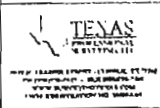
I HEREBY CERTIFY THAT THE SURVEY WAS THE EXCLUSIVE LABOR OF SUPERVISOR ON THE PREMISES OF THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE PLAN OR DRAWING REFLECTS THE FINDINGS ON THE SPOT OF THE PROPERTY AT THE TIME AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

A PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN FOR CENSUS ROUTE 103, COUNTY ROAD NO. 4039 (SHRIMP TRAIL) HAVING AN EFFECTIVE DATE OF 1/1/1978.

BOUNDARY SURVEY AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). LOCAL ELEVATION MEASUREMENTS (STYPTAL) CENTRAL ZONE (TYPICAL) AND MEASUREMENTS.

GENERAL NOTE:

1) THIS SURVEY WAS PERFORMED WITHOUT REGARD TO A CURRENT TITLE REPORT. SURVEYOR DID NOT ASSUME TITLE AND DOES NOT OBTAIN TO ENCUMBRANCES OR RESTRICTIONS NOT SHOWN OF RECORD WITH YOUR LOCAL GOVERNMENT AGENCIES FOR ANY ADDITIONAL SUBMITTALS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.



PROJECT NUMBER	DATE
DATE	REVISION
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PLANNED BY: HAYTHORNE DANIEL
 ACRES: 12.210
 SURVEY: FRANCIS MILLOW AND
 SUBJECT: 12.210 ACRES
 COUNTY: LIBERTY



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

NOTICE OF FORECLOSURE SALE

May 15, 2023

Deed of Trust ("Deed of Trust"):

Dated: June 24, 2022

Grantor: El Renacer, LLC

Trustee: Liang Gao

Lender: Hawthorne Land, LLC

Recorded in: Instrument No. 2022031482 of the real property records of Liberty County, Texas

Legal Description: Being a 12.234 acre tract situated in the Francis Millom Survey, Abstract Number 82, Liberty County, Texas, being a portion of that certain called 223.038 acre tract described in instrument to Hawthorne Land, LLC, recorded under Clerk's File Number 2022016713, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T), said 12.234 acre tract called Tract 6 and being more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$229,481.00, executed by El Renacer, LLC ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Hawthorne Interests, LLC ("Beneficiary") by an instrument dated June 24, 2022, recorded in Instrument No. 2022038538 of the real property records of Liberty County, Texas

Substitute Trustee: James W. King, Renee Roberts, Marc Henry, Edye Patterson or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

- Date:** Tuesday, June 6, 2023
- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
- Place:** Liberty County Courthouse, 1923 Sam Houston St., Liberty, Texas 77575, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Hawthorne Interests, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Hawthorne Interests, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Hawthorne Interests, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Hawthorne Interests, LLC'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Hawthorne Interests, LLC 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 Hawthorne Interests, LLC. 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, 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 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.

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.



Meg Banahan
Veronica A. Martinez
R. Alex Weatherford
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Telephone (281) 394-3122
Telecopier (281) 940-2743
Attorney for Lender



James W. King, Renee Roberts, Marc Henry, Edye Patterson or David Garvin, Substitute Trustee
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

**TRACT 6
FIELD NOTE DESCRIPTION
12.234 ACRES
IN THE FRANCIS MILLOM SURVEY, ABSTRACT NUMBER 82
LIBERTY COUNTY, TEXAS**

BEING a 12.234 acre tract situated in the Francis Millom Survey, Abstract Number 82, Liberty County, Texas, being a portion of that certain called 223.038 acre tract described in instrument to Hawthorne Land, L.L.C., recorded under Clerk's File Number 2022016713, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 12.234 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod found in the apparent common line between said Millom Survey and the H. & T.C. RR. Co. Survey, Abstract Number 269, the easterly line of that certain called 196.2441 acre tract described in instrument to Justin Mark Casillas and Christie Lee Casillas, recorded under Clerk's File Number 2016017534, O.P.R.L.C.T., for the common westerly corner of that certain called 1240 acre tract described as "Conservation Easement" to United States of America, recorded in Volume 1699, Page 822, O.P.R.L.C.T., and that certain called 364.139 acre tract described as "Parcel One" in instrument to McManus Land and Timber Company I, Limited, recorded in Volume 1647, Page 128, O.P.R.L.C.T., from which a 1 inch iron pipe found in the northerly right-of-way of Farm-to-Market Road 834 (FM 834), for the common southerly corner of said 1240 acre tract and said 196.2441 acre tract, bears South 04°00'08" East, 3629.82 feet;

THENCE North 85°55'06" East, 2695.85 feet, with the northerly line of said 1240 acre tract and said 223.038 acre tract, common to the southerly line of said 364.139 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 223.038 acre tract and said 364.139 acre tract, for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 12.234 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N:10068919.61, E:4077448.59, Central Zone (4203), grid measurement;

THENCE North 85°55'06" East, 430.49 feet, with the common line between said 223.038 acre tract and said 364.139 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 12.234 acre tract, from which a 1/2 inch iron rod found in the northwesterly right-of-way of Farm-to-Market Road 834 (FM 834), for the common easterly corner of said 223.038 acre tract and said 364.139 acre tract, bears North 85°55'06" East, 2453.62 feet;

THENCE South 11°28'01" East, 1376.64 feet, severing, over and across said 223.038 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of said FM 834, the southeasterly line of said 223.038 acre tract, being southeasterly corner of the herein described 12.234 acre tract;

THENCE South 51°29'37" West, 325.34 feet, with the northwesterly right-of-way of said FM 834, the southeasterly line of said 223.038 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southerly southwest corner of the herein described 12.234 acre tract;


THENCE North 16°25'41" West, 1585.82 feet, to the **POINT OF BEGINNING**, containing a computed area of 12.234 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 3, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23373 – Tract 6.

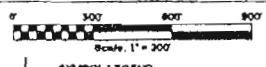
Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

May 11, 2022
Date





Thomas A. McIntyre
R.P.L.S. No. 6921



- SYMBOL LEGEND**
- EDGE OF SHOULDER
 - EDGE OF HIGHWAY
 - OPENING ELECTRIC
 - POWER FENCE
 - POWER POLE
 - MET SURVEY MONUMENT
 - GUYE POINT

**FRANCIS MILLOM SURVEY
ABSTRACT No. 82**

HAWTHORNE LAND AND
TRAKS COMPANY LIMITED
PART LLC ONE
CALLED 284.18 ACRES
VOL. 1847, PG. 126
O.P.A.L.C.T.

REMAINDER OF
HAWTHORNE LAND LLC
CALLED 329.88 ACRES
C.F. No. 2022018713
O.P.A.L.C.T.

**TRACT 8
12.234 ACRES**

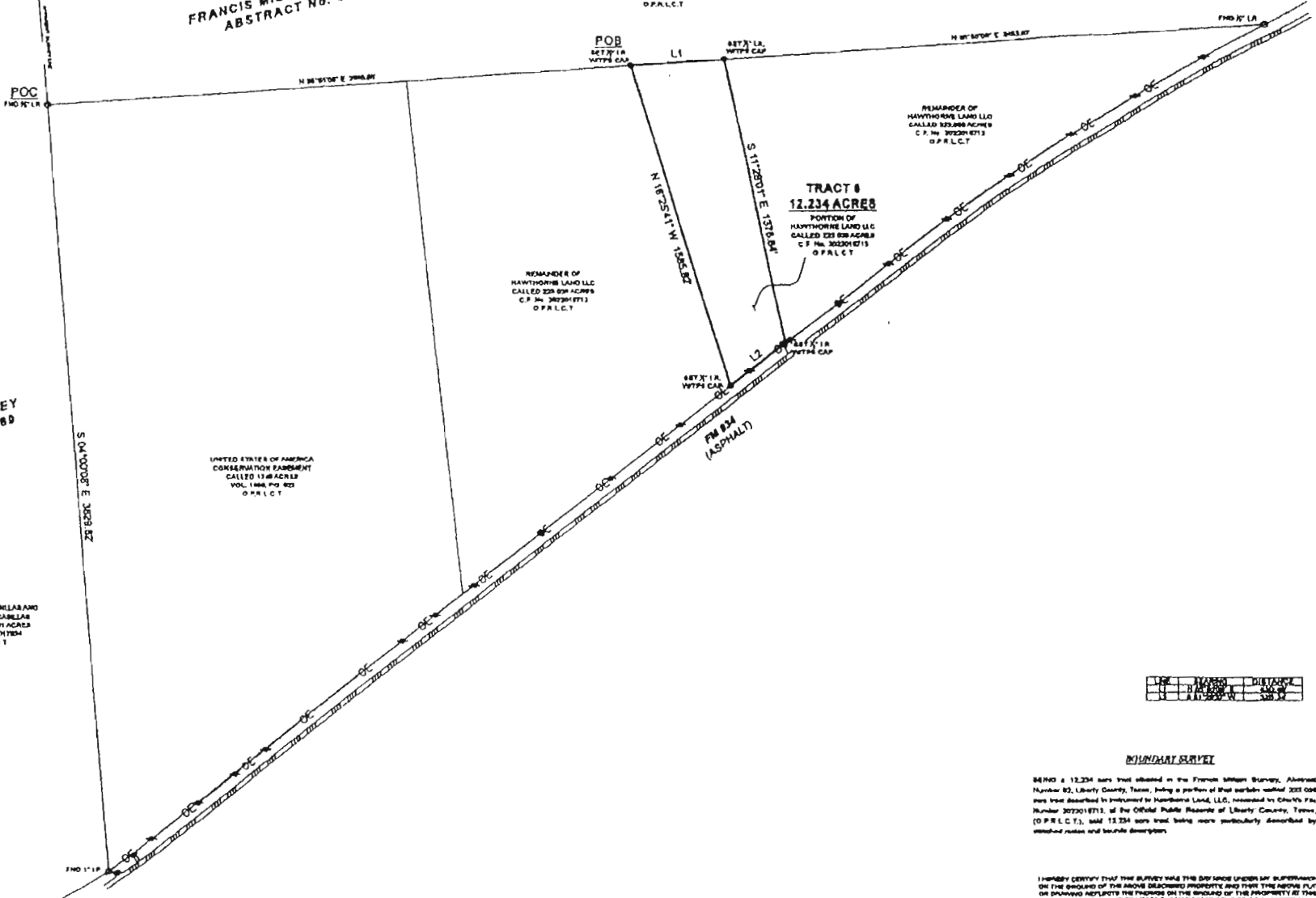
PORTION OF
HAWTHORNE LAND LLC
CALLED 225.88 ACRES
C.F. No. 2022018713
O.P.A.L.C.T.

REMAINDER OF
HAWTHORNE LAND LLC
CALLED 228.88 ACRES
C.F. No. 2022018713
O.P.A.L.C.T.

UNITED STATES OF AMERICA
CONSERVATION EASEMENT
CALLED 11.48 ACRES
VOL. 1848, PG. 823
O.P.A.L.C.T.

**H. & T. C. RR. SURVEY
ABSTRACT No. 289**

JURIN MARK CABELLAS AND
CHRISTIE LEE CABELLAS
CALLED 188.84 ACRES
C.F. No. 2022018714
O.P.A.L.C.T.



DATE	BY	DISTANCE
11/11/2021	J. A. MONTYRE	325.88

BOUNDARY SURVEY

BEING 12.234 acres tract obtained in the Francis Milom Survey, Abstract Number 82, Liberty County, Texas, being a portion of that certain called 284.18 acres tract described in Instrument in Instrument in Instrument in County's File Number 2022018713, of the Official Public Records of Liberty County, Texas, (O.P.A.L.C.T.), said 12.234 acres tract being more particularly described by attached notes and locale descriptions.

I HEREBY CERTIFY THAT THE SURVEY WAS THE DAY SPICE UNDER MY SUPERVISION ON THE GROUNDS OF THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE BEHALF OF THE PROPERTY AT THE TIME AND THAT THE SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

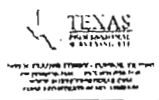
A PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN PER BARRAGE SCALE OF COMBINATION PANEL NO. 4881-DRAWN DATES AS INDICATED DATE OF REVISION.

DATE OF RECORDS, RECORDS AND DISTANCES SHOWN HEREON ARE BASED ON THE COMPARISONS AND ARE REFERENCED TO THE NORTH NAD83 DATUM OF 1983 BARRAGE, TEXAS STATE PLANE COORDINATE SYSTEM ON UTM18N ZONE, (NAD83), GRID MEASUREMENTS.

DISCLAIMER:
I) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT EXPRESS TO WARRANTIES OR REPRESENTATIONS NOT BEING GIVEN WITH YOUR LOCAL GOVERNMENT AGENCIES & FOR ANY INSTRUMENT, INSTRUMENT, RECORDS OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.



Thomas A. Montyre
Registered Professional Land Surveyor No. 6921



PROPERTY NUMBER	2021 - 2021
DATE	10/20/2021
DRAWN BY	JAM
CHECKED BY	JAM
FIELD CHECK	10/20/2021
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER HAWTHORNE CAPITAL
ADDRESS 8475 FARM TO MARKET ROAD, LIBERTY, TX, 77555
SURVEY FRANCIS MILLOM SURVEY
EASEMENT TO THE ACRES
COUNTY LIBERTY

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: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 21, 2009 and recorded under Clerk's File No. 2009015982, in the real property records of LIBERTY County Texas, with Jarrell L Housley AKA Jarrell L Housley Sr and Dorothy J. Housley, Husband and Wife as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Jarrell L Housley AKA Jarrell L Housley Sr and Dorothy J. Housley, Husband and Wife securing payment of the indebtedness in the original principal amount of \$64,800.00 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 Jarrell L Housley AKA Jarrell L Housley Sr. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF LOT 2, OUTER BLOCK 10, CITY OF LIBERTY, LIBERTY COUNTY, TEXAS, SAID LANDS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 06/06/2023

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston. or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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 Mortgage Servicer 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.

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 Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Tommy Jackson, Margie Allen, Kyle Barclay, Evan Press, Reid Ruple, Kathleen Adkins, Cary Corenblum, Joshua Sanders, Kristopher Holub, Keata Smith, Amy Oian, Matthew Hansen, Stephanie Hernandez, Aaron Crawford, Aarti Patel, Aleena Litton, Carolyn Ciccio, Christian Brooks, Cindy Dennen, Crystal Koza, Jami Grady, Michael Kolak, Ron Harmon, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E. Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 05/10 2023.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E. Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Keata Smith

Printed Name: Keata Smith

C&M No 44-23-0862

Exhibit "A"

The land referred to in this policy is situated in the **STATE OF TEXAS, COUNTY OF LIBERTY, CITY OF LIBERTY**, and described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF LOT 2, OUTER BLOCK 10, CITY OF LIBERTY, LIBERTY COUNTY, TEXAS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT A CALLED 5/8 INCH IRON ROD SET ON THE WEST MARGIN OF BOWIE STREET, SAME BEING CALLED NORTH 225.75 FEET AND SOUTH 89° 57' 00" WEST 11 FEET FROM THE SOUTHEAST CORNER OF SAID LOT NO. 2 OF OUTER BLOCK NO. 10;

THENCE SOUTH 89° 57' 00" WEST 300.0 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.367 ACRE TRACT AND BEING THE POINT OF BEGINNING;

THENCE NORTH 145.66 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 0.367 ACRE TRACT;

THENCE SOUTH 89° 59' WEST (CALLED SOUTH 89° 59' 0" WEST) A DISTANCE OF 109.89 FEET (CALLED 110.00 FEET) FOR THE NORTHWEST CORNER OF THE TRACT HEREIN CONVEYED;

THENCE SOUTH PARALLEL TO THE EAST LINE OF THE TRACT CONVEYED TO THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM HARLAN D. FRIEND, ET UX, TO PRESTON E. JOHNSON, DATED JUNE 3, 1971, AND RECORDED IN VOLUME 680, PAGE 279-280 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, A DISTANCE OF 145.66 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.367 ACRE TRACT;

THENCE SOUTH 89° 59' 56" EAST (CALLED EAST) ALONG THE SOUTH LINE OF THE SAME TRACT, A DISTANCE OF 109.90 FEET (CALLED 110.0 FEET) TO THE POINT OF BEGINNING, AND CONTAINING 0.367 ACRES OF LAND MORE OR LESS, AND WITH THE FOLLOWING DESCRIBED EASEMENT;

THE NORTHERLY MOST 50 FEET OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF LOT 2 OF OUTER BLOCK NO. 10 IN THE LIBERTY TOWN TRACT LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HARLAN D. FRIEND, ET UX, DATED JUNE 3, 1971, AND RECORDED IN VOLUME 680, PAGE 279, TO WHICH DEED REFERENCE IS HERE MADE FOR ALL PURPOSES.

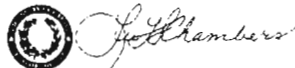
THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

23-0744 NTS
05/16/2023 01:25:20 PM Total Fees: \$3.00



Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Foreclosure Sale

Deed of Trust, Assignment of Rents Security Agreement and Fixture Agreement (“Deed of Trust”):

Dated: October 4, 2019

Borrower: Kirby R Drake

Trustee: Anthony Caridi

Lender: 21642 CR 37491 TRUST, its address being 17424 W. Grand Pkwy, Suite 163, Sugar Land, TX 77479

Recorded in: Instrument 2019027178 in the Official Public Records of Liberty County, Texas

Secures: Promissory Note (“Note”) in the original principal amount of \$129,900.00, executed by KIRBY R DRAKE (“Borrower”) and payable to the order of Lender

Servicer: Mills Escrow Company, 906 N. Mesa, Ste 101, El Paso, TX 79902

File: BAS2300031

Legal Description: LOT TWO HUNDRED (200), OF SOUTHERN CROSSING SUBDIVISION, SECTION IV, AN ADDITION IN THE JOHN COLE SURVEY, ABSTRACT NO. 158, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 13, REPLAT IN VOLUME 10, PAGE 14 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Substitute Trustee: Tommy Jackson, Ron Harmon, Keata Smith, Carolyn Ciccio, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, or John Burger

Substitute Trustee’s
Address: 4151 Southwest Freeway, Ste. 680, Houston, Texas 77027

Foreclosure Sale:

Date: JUNE 6, 2023

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00am and not later than three hours thereafter.

Place: SOUTH SIDE OF THE COURTHOUSE- 1923 SAM HOUSTON AT THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE LIBERTY COUNTY COMMISSIONER'S OFFICE

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 21642 CR 37491 TRUST's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, 21642 CR 37491 TRUST, the owner and holder of the Note, has requested the Substitute Trustee(s) to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 21642 CR 37491 TRUST'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, Substitute Trustee(s) will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If 21642 CR 37491 TRUST 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 21642 CR 37491 TRUST. 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.

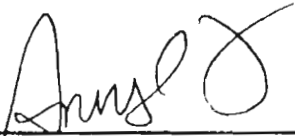
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

Executed May 16, 2023.

Barry & Sewart, PLLC

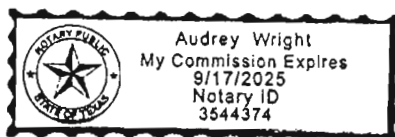
By: 


Anna C. Sewart
Texas Bar No. 24029832
4151 Southwest Freeway, Suite 680
Houston, TX 77027
Tel. (713) 722-0281
Fax (713) 722-9786
Attorney and Substitute Trustee for
21642 CR 37491 TRUST

STATE OF TEXAS

COUNTY OF HARRIS

Sworn and Subscribed before me on the 16TH day of MAY 2023 by
Anna Sewart as Substitute Trustee and as Attorney for 21642 CR 37491 TRUST.




NOTARY PUBLIC

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE****Deed of Trust**

Date 12/03/2020 (Effective 12/01/2020)
Grantor(s): Eliazar Lopez Moreno
Original Payee: Capital Wiz , LP a Texas Limited Partnership
Deed of Trust December 01, 2020
Information: public records of Liberty County, Texas, in or under File No. 2021024905

Current Mortgagee Holder: SWE Contractors LP, a Texas Limited Partnership
Property County: Liberty County

Legal Description: Property means: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as. All that certain tract or parcel of land (together with all improvements thereon, if any) Lot 7 of Wildewood Subdivision. Section 1. an addition in the Robert Wiseman Survey, a-122. Liberty County, Texas, according to the map or plat thereof recorded in Volume 5, page 55 of the Map Records of Liberty County, Texas (more particularly described in the Loan Documents)

Date of Sale: June 6, 2023

Earliest Time Sale will Begin: 10:00 AM

Place of Sale of Property: Designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse.

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

The Mortgagee, whose address is:

SWE Contractors , LP, a Texas Limited Partnership
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 16th day of May 2023

James W. King or Renee Roberts or Marc
Henry or Edye Patterson or David Garvin or
Erica Feece or Enrique Loera or Susana
Garcia or Donna Brammer or Katrina
Rodriguez or Cesar Acosta or Christopher
Apodaca or Rinki Shah or Theresa Phillips or
Sandra Benavides or David Cerda or Jose
Martinez or Renaud Ba or Angelique Lozada
or Vanessa Lopez
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

23-0742 PUBNOTICE
05/16/2023 10:54:00 AM Total Fees: \$3.00



Lee Haidusek Chambers, County Clerk
Liberty County, TX

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: August 30, 2022, Effective September 01, 2022
Grantor(s): Mark William Constantine
Mortgagee: 417 W. Main Houston, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2022057120
Property County: Liberty County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Liberty County, Texas, being more particularly described as, Lots 3 and 4 in Block 3 of G.A. McGinnis, a subdivision in Liberty County, Texas according to the Map or Plat thereof recorded in Volume 131, Page 177 of the Map Records of Liberty County, Texas (more particularly described in the Loan Documents).

Date of Sale: June 06, 2023
Earliest Time Sale will Begin: 10:00 AM
Place of Sale of Property: Designated area by Commissioner's Court of Liberty County, being the Liberty County Courthouse, or as further designated by the County Commissioner.

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

The Mortgagee, whose address is:

417 W. Main Houston, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 16th day of May 2023



Erica Feece or James W. King or
Renee Roberts or Marc Henry or
Edye Patterson or David Gavin or
Enrique Loera or Susana Garcia or
Donna Brammer or Katrina
Rodriguez or Cesar Acosta or
Christopher Apodaca or Rinki
Shah or Theresa Phillips or Sandra
Benavides or David Cerda or Jose
Martinez or Renaud Ba or
Angelique Lozada or Vanessa
Lopez
Trustee or Substitute Trustee
6101 Southwest Fwy., Suite 400, Houston, TX 77057

THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

23-0741 PUBNOTICE

05/16/2023 10:54:00 AM Total Fees: \$3.00



Lee Haidusek Chambers, County Clerk
Liberty County, TX


NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **BRUNO MONTES BERMUDEZ**, of Liberty County, Texas, dated March 2, 2020 and duly recorded in the Clerks File Number 2020006890 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, June 6, 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 Lot No. Eighty-four (84), Block One (1), of CEDAR SPRINGS SUBDIVISION SECTION 3, duly recorded in Clerk's File No. 2017008997 of the Map or Plat Records of Liberty County, Texas, to which Plat and the record thereof reference is hereby made for all purposes, being a replat of Cedar Springs Subdivision recorded in County Clerk's File No. 2002054278 of the Official Public Records of Liberty County, Texas and part of that certain 877.778 acres conveyed to Weldon W. Alders in Volume 1780, Page 661 and recorded in County Clerk's File No. 2002052196 both Official Public Records of Liberty County, Texas.

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 12th day of May 2023.


Jaime Carter
Trustee

ADDRESS OF TRUSTEE

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

THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

23-0740 PUBNOTICE
05/15/2023 03:50:03 PM Total Fees: \$3.00

Lee Haidusek Chambers, County Clerk
Liberty County, TX

Notice of Substitute Trustee's Sale

Date: May 8, 2023
Mortgagee: Colony Ridge Land, LLC
Note: Note dated July 07, 2022 in the original principal amount of \$37,660.00

Deed of Trust (Security Instrument):

Date: July 07, 2022
Grantor: MARIA TERESA URIBE, a married woman
Mortgagee: Colony Ridge Land, LLC
Recording information: County Clerk's File No. 2022-039146, of the Official Public Records of Liberty County, Texas.

Property: Lot TWO THOUSAND EIGHT HUNDRED SEVENTY-SIX (2876), Block FORTY-EIGHT (48) of SANTA FE, Section THIRTEEN (13), a recorded subdivision of Liberty County, Texas, according to the Map or Plat recorded in County Clerk's File No. 2022-007899, of the Official Public Records of Liberty County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC
Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty
Date of Sale (first Tuesday of month): June 6, 2023
Time of Sale: 10:00 am to 1:00 pm
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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 deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

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.

By: [Signature]
Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Camrona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

"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."

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Colony Ridge Land, LLC, P.O. Box 279, Fresno, Texas 77545, please call (281) 399-7733 or (832) 802-0080.

THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

23-0709 NTS
05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated July 16, 2022 in the original principal amount of \$44,160.00

Deed of Trust (Security Instrument):

Date: July 16, 2022

Grantor: ARACELI VALDES TORRES, a single woman

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2022-039750, of the Official Public Records of Liberty County, Texas.

Property: Lot ONE THOUSAND SEVEN HUNDRED FORTY-SEVEN (1747), Block THIRTY-ONE (31) of SANTA FE, Section ELEVEN (11), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2021-024600, of the Official Public Records of Liberty County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

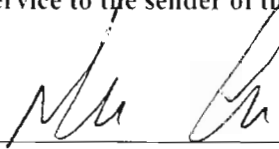
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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 deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

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.

By: 

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

"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."

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Colony Ridge Land, LLC, P.O. Box 279, Fresno, Texas 77545, please call (281) 399-7733 or (832) 802-0080.

THE STATE OF TEXAS

COUNTY OF LIBERTY

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date and the time stamped hereon by me and was duly
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23-0710 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated July 28, 2014 in the original principal amount of \$32,400.00

Deed of Trust (Security Instrument):

Date: July 28, 2014

Grantor: MARICELA VALERO CASTANEDA, a single woman, and GONZALO LUCAS-DURAN, a single man

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2014-015011, of the Official Public Records of Liberty County, Texas.

Property: Lot SEVEN (7), Block SIXTEEN (16) of MONTEBELLO, Section THREE (3), a recorded subdivision of Liberty County, Texas, according to the Map or Plat recorded in County Clerk's File No. 2012-001871, and re-platted in County Clerk's File No. 2012-007580, of the Official Public Records of Liberty County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

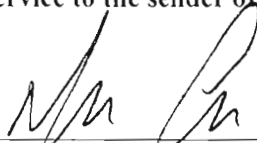
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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.

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By: 

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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THE STATE OF TEXAS

COUNTY OF LIBERTY

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23-0711 NTS
05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated October 23, 2022 in the original principal amount of \$80,130.00

Deed of Trust (Security Instrument):

Date: October 23, 2022

Grantor: ISIDRO VASQUEZ COVARRUBIAS, a single man

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2022-057908, of the Official Public Records of Liberty County, Texas.

Property: Lot ONE THOUSAND EIGHT (1008), Block SEVENTEEN (17) of CAMINO REAL, Section TWO (2), a recorded subdivision of Liberty County, Texas, according to the Map or Plat recorded in County Clerk's File No. 2015-012997, of the Official Public Records of Liberty County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

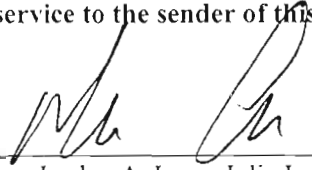
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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.

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By: 

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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THE STATE OF TEXAS

COUNTY OF LIBERTY

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23-0712 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated December 07, 2021 in the original principal amount of \$42,130.00

Deed of Trust (Security Instrument):

Date: December 07, 2021

Grantor: GABRIEL G. VAZQUEZ, a single man, and KENIA YASMIN PERDOMO DIAZ, a single woman

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2022-004608, of the Official Public Records of Liberty County, Texas.

Property: Lot ONE THOUSAND FIVE HUNDRED TWENTY-FIVE (1525), Block TWENTY-FIVE (25) of SANTA FE, Section TWELVE (12), a recorded subdivision of Liberty County, Texas, according to the Map or Plat recorded in County Clerk's File No. 2021-045488, of the Official Public Records of Liberty County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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.

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By: _____

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or
Jesse Pacheco, Acting as Foreclosure Agent on behalf of
T-Rex Management, Inc., as Manager of
Colony Ridge Land, LLC (Mortgagee)

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THE STATE OF TEXAS

COUNTY OF LIBERTY

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23-0713 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00



Lee Haidusek Chambers

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated May 05, 2020 in the original principal amount of \$57,780.00

Deed of Trust (Security Instrument):

Date: May 05, 2020

Grantor: ARELY VAZQUEZ AGUILAR, a married woman

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2020-016124, of the Official Public Records of Liberty County, Texas.

Property: Lot SIX HUNDRED FIFTEEN (615) and Lot SIX HUNDRED TWENTY-THREE (623), Block SIXTEEN (16) of SANTA FE, Section FIVE (5), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2019-022147, of the Official Public Records of LIBERTY County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

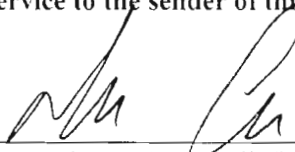
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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.

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By: 
Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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THE STATE OF TEXAS

COUNTY OF LIBERTY

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23-0714 NTS
05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023
Mortgagee: Colony Ridge Land, LLC
Note: Note dated August 30, 2022 in the original principal amount of \$32,650.00

Deed of Trust (Security Instrument):

Date: August 30, 2022
Grantor: LUIS ALBERTO VELASQUEZ MACHADO, a married man
Mortgagee: Colony Ridge Land, LLC
Recording information: County Clerk's File No. 2022-050183, of the Official Public Records of Liberty County, Texas.

Property: Lot FOUR THOUSAND SIX HUNDRED SEVEN (4607), Block NINETY-ONE (91) of SANTA FE, Section FOURTEEN (14), a recorded subdivision of Liberty County, Texas, according to the Map or Plat recorded in County Clerk's File No. 2022-041731, of the Official Public Records of Liberty County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC
Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty
Date of Sale (first Tuesday of month): June 6, 2023
Time of Sale: 10:00 am to 1:00 pm
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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.

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By: [Signature]
Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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THE STATE OF TEXAS

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23-0715 NTS
05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX

Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated May 25, 2019 in the original principal amount of \$34,600.00

Deed of Trust (Security Instrument):

Date: May 25, 2019

Grantor: JULIO CESAR VELASQUEZ, a single man

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2019-016289, of the Official Public Records of Liberty County, Texas.

Property: Lot FOUR THOUSAND THREE HUNDRED SIXTY-TWO (4362), Block THIRTY-NINE (39) of SANTA FE, Section THREE (3), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2019-002297, of the Official Public Records of LIBERTY County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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.

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By: _____

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or
Jesse Pacheco, Acting as Foreclosure Agent on behalf of
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THE STATE OF TEXAS

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23-0716 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00



Lee Haidusek Chambers

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated May 17, 2021 in the original principal amount of \$43,680.00

Deed of Trust (Security Instrument):

Date: May 17, 2021

Grantor: EUGEMAR JOSE VELAZCO SUAREZ, a single man

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2021-025665, of the Official Public Records of Liberty County, Texas.

Property: Lot TWENTY-ONE (21), Block ONE (1) of SANTA FE, Section TEN (10), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2021-012054, of the Official Public Records of LIBERTY County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

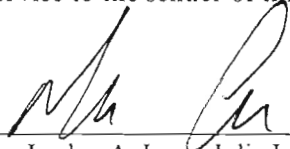
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By: _____


Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Camrona or
Jesse Pacheco, Acting as Foreclosure Agent on behalf of
T-Rex Management, Inc., as Manager of
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THE STATE OF TEXAS

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23-0717 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated April 30, 2022 in the original principal amount of \$73,900.00

Deed of Trust (Security Instrument):

Date: April 30, 2022

Grantor: RAMON VENTURA, a single man, and NORA I. PACHECO, a married woman

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2022-027014, of the Official Public Records of Liberty County, Texas.

Property: Lot NINE HUNDRED THIRTY-SIX (936), Block SEVEN (7) of SANTA FE, Section ONE (1), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2017-005075, of the Official Public Records of LIBERTY County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

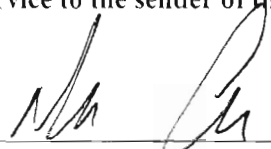
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Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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.

By: 

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

"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."

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Colony Ridge Land, LLC, P.O. Box 279, Fresno, Texas 77545, please call (281) 399-7733 or (832) 802-0080.

THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
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23-0718 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated April 12, 2022 in the original principal amount of \$48,390.00

Deed of Trust (Security Instrument):

Date: April 12, 2022

Grantor: ELIZABETH VILLA, a single woman, and OSCAR A. GUEVARA, a single man

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2022-024273, of the Official Public Records of Liberty County, Texas.

Property: Lot SEVEN THOUSAND FIVE HUNDRED SIXTY-EIGHT (7568), Block ONE HUNDRED FORTY-EIGHT (148) of SANTA FE, Section EIGHT (8), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2020-030044, of the Official Public Records of Liberty County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

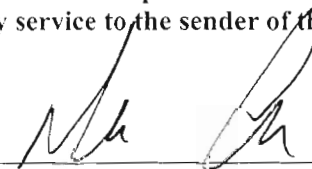
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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.

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By: 

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Cammona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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Questions concerning the sale may be directed to the undersigned or to the beneficiary, Colony Ridge Land, LLC, P.O. Box 279, Fresno, Texas 77545, please call (281) 399-7733 or (832) 802-0080.

THE STATE OF TEXAS

COUNTY OF LIBERTY

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23-0719 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated October 03, 2022 in the original principal amount of \$51,130.00

Deed of Trust (Security Instrument):

Date: October 03, 2022

Grantor: MARIA CRISTINA VILLARREAL VILLEGAS, a married woman

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2022-055132, of the Official Public Records of Liberty County, Texas.

Property: Lot EIGHT THOUSAND SEVEN HUNDRED FOUR (8704), Block ONE HUNDRED SEVENTY-ONE (171) of SANTA FE, Section NINE (9), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2021-000088, of the Official Public Records of Liberty County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

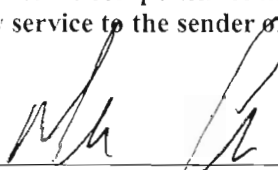
Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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By: _____


Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or
Jesse Pacheco, Acting as Foreclosure Agent on behalf of
T-Rex Management, Inc., as Manager of
Colony Ridge Land, LLC (Mortgagee)

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THE STATE OF TEXAS

COUNTY OF LIBERTY

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23-0720 NTS
05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated September 30, 2019 in the original principal amount of \$59,030.00

Deed of Trust (Security Instrument):

Date: September 30, 2019

Grantor: THEODORE INOCENCIO VILLEDA, a single man

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2019-028377, of the Official Public Records of Liberty County, Texas.

Property: Lot ONE HUNDRED SIXTY (160) and Lot ONE HUNDRED SIXTY-ONE (161), Block SEVEN (7) of SANTA FE, Section FIVE (5), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2019-022147, of the Official Public Records of LIBERTY County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

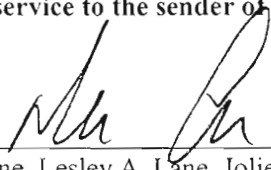
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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.

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By: 

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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THE STATE OF TEXAS

COUNTY OF LIBERTY

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23-0721 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00



Lee Haidusek Chambers

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated October 14, 2022 in the original principal amount of \$35,530.00

Deed of Trust (Security Instrument):

Date: October 14, 2022

Grantor: CINDY GABRIELA VILLEDA VILAFRANCA, a single woman, and ERNESTO JAVIER CONTRERAS ORTA, a single man

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2022-056317, of the Official Public Records of Liberty County, Texas.

Property: Lot THREE THOUSAND SIX HUNDRED SIXTY-TWO (3662), Block SEVENTY-FOUR (74) of SANTA FE, Section FOURTEEN (14), a recorded subdivision of Liberty County, Texas, according to the Map or Plat recorded in County Clerk's File No. 2022-041731, of the Official Public Records of Liberty County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

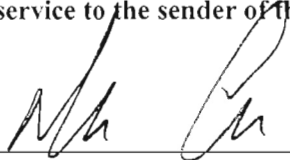
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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By: 
Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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THE STATE OF TEXAS

COUNTY OF LIBERTY

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23-0722 NTS
05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX



Notice of Substitute Trustee's Sale

Date: May 8, 2023
Mortgagee: Colony Ridge Land, LLC
Note: Note dated July 27, 2020 in the original principal amount of \$29,060.00

Deed of Trust (Security Instrument):

Date: July 27, 2020
Grantor: ISAURO ABIMAEL ZAMORA, a single man, and BLANCA JASMIN CHAVEZ, a single woman
Mortgagee: Colony Ridge Land, LLC
Recording information: County Clerk's File No. 2020-030386, of the Official Public Records of Liberty County, Texas.

Property: Lot FOUR THOUSAND EIGHT HUNDRED FOUR (4804), Block EIGHTY-THREE (83) of SANTA FE, Section SEVEN (7), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2020-018414, of the Official Public Records of LIBERTY County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC
Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty
Date of Sale (first Tuesday of month): June 6, 2023
Time of Sale: 10:00 am to 1:00 pm
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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By: _____

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

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23-0723 NTS
05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX

Notice of Substitute Trustee's Sale

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated July 27, 2020 in the original principal amount of \$29,060.00

Deed of Trust (Security Instrument):

Date: July 27, 2020

Grantor: ISAURO ABIMAE L ZAMORA, a single man, and BLANCA JASMIN CHAVEZ, a single woman

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2020-030389, of the Official Public Records of Liberty County, Texas.

Property: Lot FOUR THOUSAND EIGHT HUNDRED FIVE (4805), Block EIGHTY-THREE (83) of SANTA FE, Section SEVEN (7), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2020-018414, of the Official Public Records of LIBERTY County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

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By: _____

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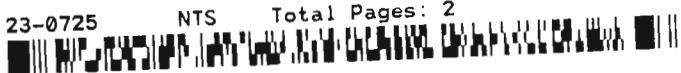
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23-0724 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX

**Notice of Substitute Trustee's Sale**

Date: May 8, 2023

Mortgagee: Colony Ridge Land, LLC

Note: Note dated September 28, 2019 in the original principal amount of \$42,040.00

Deed of Trust (Security Instrument):

Date: September 28, 2019

Grantor: JOSE ZARAGOZA PORTALES, a single man

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2019-027888, of the Official Public Records of Liberty County, Texas.

Property: Lot FOUR THOUSAND SIX HUNDRED EIGHTY-FOUR (4684), Block FORTY-FOUR (44) of SANTA FE, Section THREE (3), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2019-002297, of the Official Public Records of LIBERTY County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC

Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 10:00 am to 1:00 pm

Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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By: _____

Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or
Jesse Pacheco, Acting as Foreclosure Agent on behalf of
T-Rex Management, Inc., as Manager of
Colony Ridge Land, LLC (Mortgagee)

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THE STATE OF TEXAS

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23-0725 NTS

05/09/2023 01:27:32 PM Total Fees: \$3.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, TX

Notice of Substitute Trustee's Sale

Date: May 8, 2023
Mortgagee: Colony Ridge Land, LLC
Note: Note dated June 29, 2020 in the original principal amount of \$28,070.00

Deed of Trust (Security Instrument):
Date: June 29, 2020
Grantor: VICENTE ZAVALA TRUJILLO and wife, NALLELY DEYADIRA IBANDA RIVERA
Mortgagee: Colony Ridge Land, LLC
Recording information: County Clerk's File No. 2020-027313, of the Official Public Records of Liberty County, Texas.

Property: Lot FIVE THOUSAND THREE HUNDRED TWENTY-ONE (5321), Block NINETY-EIGHT (98) of SANTA FE, Section SEVEN (7), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2020-018414, of the Official Public Records of LIBERTY County, Texas.

Substitute Trustee's Name: Vast Land Enterprise, LLC
Substitute Trustee's Address: P.O. Box 2472, Conroe, Texas 77305

County: Liberty
Date of Sale (first Tuesday of month): June 6, 2023
Time of Sale: 10:00 am to 1:00 pm
Place of Sale: Place designated by the Commissioner's Court of Liberty County, Texas.

Mortgagee has appointed the above Substitute Trustees, any to act as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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 deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally.

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.

By: [Signature]
Robin Lane, Lesley A. Lane, Jolie Lane, Miguel Carmona or Jesse Pacheco, Acting as Foreclosure Agent on behalf of T-Rex Management, Inc., as Manager of Colony Ridge Land, LLC (Mortgagee)

"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."

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Colony Ridge Land, LLC, P.O. Box 279, Fresno, Texas 77545, please call (281) 399-7733 or (832) 802-0080.

THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

23-0726 NTS
05/09/2023 03:04:42 PM Total Fees: \$0.00



Lee Haidusek Chambers

Lee Haidusek Chambers, County Clerk
Liberty County, TX