

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** March 14, 2022  
**Substitute Trustee:** Lyle J. Rudolph  
**Substitute Trustee's Address:** 800 Rockmead Drive, Suite 220, Kingwood, Texas 77339  
**Payee:** Sundown Terra Corp.  
**Note:** Promissory Note dated May 28, 2009, in the principle amount of \$50,500.00, from Juan Dedios Lozano to Sundown Terra Corp.  
**Deed of Trust: Date:** May 28, 2009  
**Grantor:** Juan Dedios Lozano  
**Beneficiary:** Sundown Terra Corp.

**Recording information:** Deed of Trust dated May 28, 2009, executed by Juan Dedios Lozano, recorded in Liberty County, Texas under File No. 2009007072, covering Lot M.S. 7.

**Property:** FIELD NOTES TO A 10.16 ACRE TRACT OF LAND, BEING A PART OF AND OUT OF A 234.67 ACRE TRACT OF LAND, SITUATED IN THE H. & T.C.R.R. SURVEY NUMBER 149, ABSTRACT NUMBER 232, LIBERTY COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 548.7 ACRE TRACT SITUATED IN THE H. & T. C. R.R. SURVEY NUMBER 150, ABSTRACT NUMBER 833, DESCRIBED IN A DEED FROM INTERNATIONAL PAPER REALTY CORPORATION TO COPPER STATION HOLDINGS, LLC, RECORDED IN LIBERTY COUNTY CLERK'S FILE NUMBER 2005-004984.

THE EAST LINE OF THE SAID H. & T. C. R.R. SURVEY NUMBER 150, ABSTRACT NUMBER 833, SAME BEING THE WEST LINE OF HUGH MEANS SURVEY, ABSTRACT 98, WAS USED FOR THE CONTROL BEARING OF THIS SURVEY;

COMMENCING AT A FOUND 3 INCH CONCRETE MONUMENT STAMPED "KIRBY", SOUTHEAST CORNER OF H. & T. C. R.R. SURVEY NUMBER 149, ABSTRACT NUMBER 232, SAME BEING IN THE WEST LINE OF HUGH MEANS SURVEY, ABSTRACT NUMBER 98, BEING ON THE NORTH SIDE OF AN OLD ROAD, LIBERTY COUNTY, TEXAS;

THENCE SOUTH 87°48'18" WEST, A DISTANCE OF 904.3051 FEET, FOUND A ½ INCH CAPPED IRON ROD, MARKED GHSHIPMAN 1777;

THENCE NORTH 09°54'05" EAST, PASSING ON LINE, THE CENTER OF AN EXISTING 30 FOOT ROAD WAY, AT A DISTANCE OF 584.566 FEET, CONTINUING ALONG THE SAID LINE, FOR A SECOND POINT PASSING ON LINE AT A DISTANCE OF 599.930 FEET, SET A ½ INCH CAPPED IRON ROD MARKED GHSHIPMAN 1777, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 10.16 ACRE TRACT OF LAND, BEING IN THE NORTH MARGIN OF A 30 FOOT ROAD, BEING THE POINT OF BEGINNING;

THENCE SOUGH 87°48'44" WEST, FOLLOWING AND RUNNING PARALLEL TO THE NORTH LINE AND SEVERING SAID 224.67 ACRE TRACT OF LAND, BEING OUT OF

AND A PART OF THAT CERTAIN 548.7 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM INTERNATIONAL PAPER REALTY CORPORATION TO COPPER STATION HOLDINGS, LLC. RECORDED IN LIBERTY COUNTY CLERK'S FILE NUMBER 2005-004984, SET A ½ INCH CAPPED IRON ROD MARKED GHSHIPMAN 1777, A DISTANCE OF 2,000.594 FEET, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE EAST MARGIN OF SAID COUNTY ROAD 3011 (CALLED RICE ROAD);

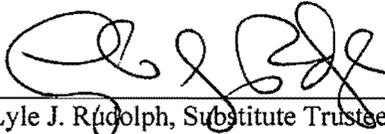
THENCE NORTH 10°42'57" EAST, 162.580 FEET, SET A ½ INCH CAPPED IRON ROD MARKED GHSHIPMAN 1777, FOR AN ANGLE CORNER TO THE LEFT, SET A ½ INCH CAPPED IRON ROD MARKED GHSHIPMAN 1777, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 3011 (CALLED RICE ROAD);

THENCE NORTH 87°48'44" EAST, FOLLOWING AND RUNNING PARALLEL TO THE NORTH LINE OF SAID 224.67 ACRE TRACT OF LAND, BEING A PART OF A 548.7 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM INTERNATIONAL PAPER REALTY CORPORATION TO COPPER STATION HOLDING, LLC, RECORDED IN LIBERTY COUNTY CLERK'S FILE NUMBER 2005-004984, FOR A DISTANCE OF 1,997.934 FEET, SET A ½ INCH CAPPED IRON ROD MARKED GHSHIPMAN 1777, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

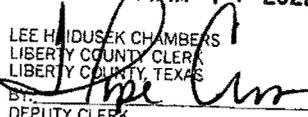
THENCE SOUTH 09°54'05" WEST, A DISTANCE OF 228.410 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.15 ACRES OF LAND.

**County:** Liberty County  
**Date of Sale:** April 5, 2022  
**Time of Sale:** 10:00 a.m.  
**Place of Sale:** The south side door of the Liberty County Courthouse, 1923 Sam Houston, Liberty, Texas 77575 or as designated by the County Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Lyle J. Rudolph is the Substitute Trustee under the Deed of Trust recorded in Real Property Records, Liberty County, Texas. The Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
Lyle J. Rudolph, Substitute Trustee

FILED  
at 3 : 25 P. M.

MAR 14 2022  
LEE H. IDUSEK CHAMBERS  
LIBERTY COUNTY CLERK  
LIBERTY COUNTY, TEXAS  
BY:   
DEPUTY CLERK  


## Notice of Trustee's Sale

Date: March 11, 2022

Trustee/Substitute Trustee: Erik C. Baumann

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

Mortgagee: VNS Liberty, Ltd.

Note: Note dated September in the amount of \$36,800.00

at 2:45 FILED P M  
o'clock

Deed of Trust

Date: September 22, 2019

Grantor: Bertina Tinoco

Mortgagee: VNS Liberty, Ltd.

Recording information: Recorded September 23, 2019, under Document Number  
2019024043, Official Records of Liberty County, Texas.

MAR 14 2022  
LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: Adrian Diner DEPUTY

Property: Lot 117, Block 1, Villa Nueva Subdivision, Replat No. 1, as shown on the map or plat thereof, filed for record in the Office of the County Clerk of Liberty County, Texas under Clerk's File Number 2017003167, Map Records of Liberty County, Texas, including all person Property Secured by the security agreement included in the Deed of Trust

County: Liberty County

Date of Sale (first Tuesday of month unless the 1<sup>st</sup> Tuesday is January 1 or July 4 then it will be next Wednesday): April 5, 2022

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

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

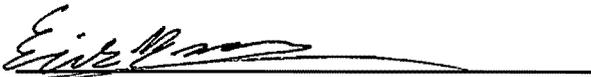
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Erik C. Baumann is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**TRUSTEE:**

  
Erik C. Baumann

MAR 15 2022

**Notice of Foreclosure Sale**

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: Adnan Dwyer DEPUTY

1. *Property to Be Sold:* Lot Fifty-Four (54), Block Twelve (12), of Harvest Acres Subdivision, Section 1, in Lot Fifty-Four (54), Block Twelve (12), of Harvest Acres Subdivision, Section 1, in Montgomery and Liberty Counties, Texas, and being out of the Hoshiah Blackman Survey, A-80, in Montgomery County, Texas, and A-135 in Liberty County, Texas, as imposed on Plats of re-subdivision of Lots 5,10,11 W1/2 of 12, W1/2 of 70, 71,72 and 61 Through 65 and E1/2 of 66, recorded in Volume 7, Page 337 of the Map Records of Montgomery County, Texas and Volume 6, Page 7 of Map Records of Liberty County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded under Clerk's Document No. 2021053708 of the Real Property Records of Montgomery County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: April 5, 2022

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: The sale will take place in the Montgomery County Courthouse in Conroe, Texas, 501 North Thompson, Commissioner's Court Room (4<sup>th</sup> Floor) Conroe, Texas, or at the place that may be designated on the Date of Sale as the place for conducting such sale.

If the beneficiary postpones, withdraws, or reschedules the sale for another day, 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the Deed of Trust up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Alexander Simmons & Angelica Flores.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the Note in the original principal amount of \$74,710.18 dated April 20, 2021 executed by Alexander Simmons & Angelica Flores payable to the order of Prime Folio, LLC. Prime Folio, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

**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**

Dated: March 14, 2022



**James W. King, Patricia Poston, David Poston,  
Nick Poston, Chris Garvin, Martha Vance  
Substitute Trustee  
6420 Wellington Place  
Beaumont, Texas 77706  
(409) 860-9000 – Telephone  
(409) 860-9199 – Facsimile  
Email: jwk@offermanking.com**

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: May 22, 2020
Grantor(s): Luis Felipe Alvarez and Lidia Garsia
Mortgagee: Hillcrest Holdings, LLC, A Nevada Limited Liability Company
Recorded in: Clerk's File No. 2020023420
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 See Exhibit "A"(more particularly described in the Loan Documents).

Date of Sale: April 05, 2022
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's Court.

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:
Hillcrest Holdings, LLC, A Nevada Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 15th day of March, 2022

Handwritten signature of David A. King

James W. King or Marc Henry or Edye Patterson or Renee Roberts or David Garvin or Joe Hinojosa or Erica Feece or Susana Garcia or Itzel Pulido or Christopher Apodaca or Leslie Galdamez or Sandra Benavides or David Cerda or Jose Martinez or Felix Ogbu or Renaud Ba or Lucia Mendez or Craig Weeden or Cesar Acosta or Rogelio Cantu
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED
at 9:20 A.M.
MAR 15 2022
LEIGH HADUSEK CHAMBERS
LIBERTY COUNTY CLERK
LIBERTY COUNTY, TEXAS
BY: [Signature]
DEPUTY CLERK



**Exhibit "A"**

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
2.0844 ACRES (90,796 SQUARE FEET) SITUATED  
IN THE W.M. HARRIS SURVEY, ABSTRACT 51  
LIBERTY COUNTY, TEXAS**

Being a tract of land containing 2.0844 acres (90,796 square feet), situated in the W.M. Harris Survey, Abstract 51, Liberty County, Texas, being all of a tract of land conveyed unto Clarence Norris and Linda Norris, by deed recorded under Volume 1130, Page 762 of the Deed Records of Liberty County, Texas, Said 2.0844 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the northwest corner of a 20.00 acre tract of land, by deed recorded in Volume 645, Page 79 of the Deed Records of Liberty County, Texas;

THENCE South 02° 00' 00" West, a distance of 190.00 set to a set ½-inch iron rod with cap marked "Survey 1" for the northwest corner and POINT OF BEGINNING of said tract herein described;

THENCE North 87° 30' 45" East. Passing a found 5/8-inch iron rod for the west right -of-way line of County Road (width varies) at a distance of 410.15 feet and continuing for a total distance of 454.00 to a point in the centerline of said County Road 140 for the northeast corner of said tract herein described;

THENCE South 02° 00' 00" East, with the centerline of said County Road 140, a distance of 200.00 feet to a point in the centerline of said County Road 140 for the southeast corner of said tract herein described;

THENCE South 87° 30' 45" West, passing a found 1 inch iron pipe at a distance of 37.16 feet in the west right-of-way line of said County Road 140 and continuing for a total distance of 454 feet to a set ½-inch iron rod with a cap marked "Survey 1" for the southwest corner of said tract herein described;

THENCE North 02° 00' 00" West , a distance of 200.00 feet to the POINT OF BEGINNING and containing 2.0844 acres (90,796 square feet), more or less.

FILED  
at 3 : 05 P. M.

**Notice of Substitute Trustee's Sale**

MAR 14 2022  
LEE HAIDISEK CHAMBERS  
LIBERTY COUNTY CLERK  
LIBERTY COUNTY, TEXAS  
DEPUTY CLERK



**Date:** March 7, 2022  
**Mortgagee:** Colony Ridge Land, LLC  
**Note:** Note dated September 27, 2020 in the original principal amount of \$29,540.00

**Deed of Trust (Security Instrument):**

**Date:** September 27, 2020  
**Grantor:** LYDIA SANJUANA RIOS DE LEON, a single woman  
**Mortgagee:** Colony Ridge Land, LLC  
**Recording information:** County Clerk's File No. 2020-040327, of the Official Public Records of Liberty County, Texas.

**Property:** Lot FOUR THOUSAND ONE HUNDRED TWENTY-ONE (4121), Block SIXTY-EIGHT (68) 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):** April 5, 2022  
**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.

FILED  
at 3 : 05 P M.

Notice of Substitute Trustee's Sale

Date: March 7, 2022  
Mortgagee: Colony Ridge Land, LLC  
Note: Note dated October 26, 2020 in the original principal amount of \$68,530.00

MAR 14 2022  
LEE HAUSER CHAMBERS  
LIBERTY COUNTY CLERK  
LIBERTY COUNTY, TEXAS  
BY: *[Signature]*  
DEPUTY CLERK



Deed of Trust (Security Instrument):

Date: October 26, 2020  
Grantor: MARCOS ANTONIO RIOS VELASQUEZ, a single man  
Mortgagee: Colony Ridge Land, LLC  
Recording information: County Clerk's File No. 2020-044019, of the Official Public Records of Liberty County, Texas.

Property: Lot THREE THOUSAND EIGHT HUNDRED FIFTY-NINE (3859), Block THIRTY-TWO (32) of SANTA FE, Section TWO (2), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2018-003496, 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): April 5, 2022  
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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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.

FILED  
at 3 : 05 P . M.

Notice of Substitute Trustee's Sale

Date: March 7, 2022  
Mortgagee: Colony Ridge Land, LLC  
Note: Note dated December 17, 2019 in the original principal amount of \$49,630.00

MAR 14 2022  
LEE HAIDUSE CHAMBERS  
LIBERTY COUNTY CLERK  
LIBERTY COUNTY, TEXAS  
BY: [Signature]  
DEPUTY CLERK  


Deed of Trust (Security Instrument):

Date: December 17, 2019  
Grantor: MIREYA RIVERA GARCIA, a single woman  
Mortgagee: Colony Ridge Land, LLC  
Recording information: County Clerk's File No. 2020-001585, of the Official Public Records of Liberty County, Texas.

Property: Lot THREE THOUSAND ONE HUNDRED SIXTEEN (3116), Block TWENTY-ONE (21) of SANTA FE, Section TWO (2), a recorded subdivision of LIBERTY County, TEXAS, according to the Map or Plat recorded in County Clerk's File No. 2018-003496, 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): April 5, 2022  
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: [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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FILED  
at 3 : 05 P M.

Notice of Substitute Trustee's Sale

MAR 14 2022  
LEE HAIDUSEY CHAMBERS  
LIBERTY COUNTY CLERK  
LIBERTY COUNTY, TEXAS  
DEPUTY CLERK



Date: March 7, 2022

Mortgagee: Colony Ridge Land, LLC

Note: Note dated August 02, 2020 in the original principal amount of \$54,665.00

Deed of Trust (Security Instrument):

Date: August 02, 2020

Grantor: JONATHAN ALEXANDER RIVERA GRANDE and wife, YENI MAGALI CRUZ BERNAL

Mortgagee: Colony Ridge Land, LLC

Recording information: County Clerk's File No. 2020-031518, of the Official Public Records of Liberty County, Texas.

Property: Lot ONE THOUSAND ONE HUNDRED THIRTY-TWO (1132), Block EIGHT (8) 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): April 5, 2022

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.

FILED  
at 3 : 05 P . M.

**Notice of Substitute Trustee's Sale**

MAR 14 2022  
LEAH HAIDUSEK CHAMBERS  
LIBERTY COUNTY CLERK  
LIBERTY COUNTY, TEXAS  
BY: *[Signature]*  
DEPUTY CLERK



**Date:** March 7, 2022

**Mortgagee:** Colony Ridge Land, LLC

**Note:** Note dated April 09, 2021 in the original principal amount of \$34,390.00

**Deed of Trust (Security Instrument):**

**Date:** April 09, 2021

**Grantor:** ALBERTO RIVERON HERNANDEZ, a married man

**Mortgagee:** Colony Ridge Land, LLC

**Recording information:** County Clerk's File No. 2021-019938, of the Official Public Records of Liberty County, Texas.

**Property:** Lot EIGHT THOUSAND FOUR HUNDRED (8400), Block ONE HUNDRED SIXTY-FIVE (165) 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):** April 5, 2022

**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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