

FILED FOR RECORD  
COLORADO COUNTY, TX  
NOV 12 AM 11:46

**NOTICE OF ACCELERATION AND 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.**

WHEREAS, on October 15, 2022, Image Clinical Services, LLC as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Liang Gao, as Trustee (the "Deed of Trust"), for Hawthorne Land, LLC (the "Original Lender"), which Deed of Trust secures the payment of that certain promissory note of even date therewith in the original principal amount of \$265,830.00, payable to the order of the Original Lender (the "Note"), which Deed of Trust is recorded in Clerk's File Number 5247 of the Official Public Records of Colorado County, Texas on April 19, 2022. The Original Lender transferred the Note and Deed of Trust to Hawthorne Interests, LLC (the "Lender") on October 15, 2022 pursuant to Transfer of Note and Lien recorded at Clerk's File Instrument Number 5642 of the Official Public Records of Colorado County, Texas on November 18, 2022. The Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to wit:

Tract 32, 12.765 Acres in the J.M. Thomas Survey, Abstract No. 565, T. & N.O.R.R. Survey No. 9, Abstract No. 572, C.T.R.R., Survey No. 1, Abstract No. 153, and the George Singleton Survey, Abstract 673, Colorado County, Texas being more particularly described by metes and bounds as in the attached Exhibit A.

Commonly known as TBD FM 3013 Rd Tract 32, Eagle Lake, TX 77434.

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Lender, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested the Substitute Trustee to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek, Jennyfer Sakiewicz is authorized to represent the mortgagee and is authorized to administer the foreclosure referenced herein.

The undersigned as mortgagee, or as mortgage servicer for the mortgagee under Texas Property Code Sec. 51. 0075, does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead Megan L. Randle, Ebbie Murphy, Debby Jurasek, Jennyfer Sakiewicz as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under the said Deed of Trust; and further, does hereby request, authorize and



instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on Tuesday, 12/3/2024 from 10:00AM through 1:00PM, being the first Tuesday of such month, of Colorado County, Texas. the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows:

In the foyer, inside the main entrance, of the Colorado County Annex Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee may bind and obligate Mortgagor to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchase shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

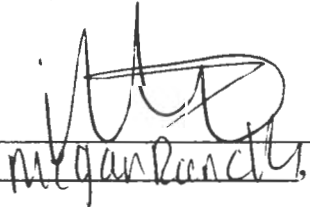
The contact information for Liang Gao as the attorney for Mortgagee is 541-753-7210, [liang.gao@lawfirmpllc.com](mailto:liang.gao@lawfirmpllc.com) and 3307 Candle Stick Ln, Katy, TX 77494.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES(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.**

WITNESS, my hand this November 12, 2024.

*Liang Gao*

By: **Liang Gao, attorney for Mortgagee**

By:  **Megan Rando, Substitute Trustee**