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KIMBERLY MENKE
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

January 12, 2024

Deed of Trust ("Deed of Trust"):

Dated: July 6, 2022

Grantor: Jesus Salvador Meza Salinas, Isaac David Meza and Emmanuel Hernandez

Trustee: Liang Gao

Lender: Hawthorne Land, LLC

Recorded in: Instrument No. 3428, Volume 1007, Page 214 of the real property records of Colorado County, Texas

Legal Description: Being a 14.165 acre tract situated in the I.&G.N. R.R. Co. Survey, Abstract Number 285, Colorado County, Texas, being a portion of that certain called 141.686 acre tract described in instrument to Hawthorne Land, LLC, recorded under Volume 968, Page 405 of the Official Public Records of Colorado County, Texas (O.P.R.C.C.T.), said 14.165 acre tract being called Tract 10 and more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$198,310.00, executed by Jesus Salvador Meza Salinas, Isaac David Meza and Emmanuel Hernandez ("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 July 6, 2022, recorded in Instrument No. 3635, Volume 1008, Page 372 of the real property records of Colorado County, Texas

Substitute Trustee: Debby Jurasek, Megan Randle, Ebbie Murphy, 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, February 6, 2024
- 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 1:00 P.M. and not later than three hours thereafter.
- Place:** In the foyer, inside the main entrance of the Colorado County, Anex Building, located at 318 Spring Street, Columbus, Texas 78934, or if the preceding area is no longer the designated area, 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.

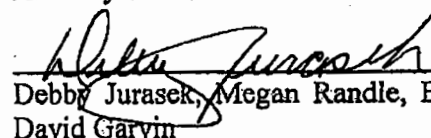
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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
Texas Bar No. 24078188
Veronica A. Martinez
Texas Bar No. 24102149
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Attorney for Lender



Debby Jurasek, Megan Randle, Ebbie Murphy, or
David Garvin
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

EXHIBIT A



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 10

14.165 ACRES

**IN THE I.&G.N. RR. CO. SURVEY, ABSTRACT NUMBER 285
COLORADO COUNTY, TEXAS**

BEING a 14.165 acre tract situated in the I.&G.N. RR. Co. Survey, Abstract Number 285, Colorado County, Texas, being a portion of that certain called 141.686 acre tract described in instrument to Hawthorne Land, LLC., recorded under Volume 968, Page 405 of the Official Public Records of Colorado County, Texas (O.P.R.C.C.T.), said 14.165 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ¼ inch iron rod found in the southwesterly line of the remainder of that certain called 321.967 acre tract described in instrument to McGee Farms, LLC., recorded in Volume 922, Page 428, O.P.R.C.C.T., for the common easterly corner of said 141.686 acre tract and that certain called 56.60 acre tract described in instrument to Anthony Richard Kuciemba, recorded in Volume 169, Page 813, O.P.R.C.C.T., being the northeasterly corner of the herein described 14.165 acre tract;

THENCE South 26°51'30" East, 2414.09 feet, with the southwesterly line of said remainder of 321.967 acre tract, and that certain called 20.182 acre tract described in said instrument to McGee Farms, LLC., common to the northeasterly line of said 141.686 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for POINT OF BEGINNING, being the northeasterly corner of the herein described 14.165 acre tract;

THENCE South 26°51'30" East, 30.42 feet, with the common line between said 141.686 acre tract and said 20.182 acre tract, to a ½ inch iron rod to a ½ inch iron rod with cap found for the common corner of said 141.686 acre tract, said 20.182 acre tract, and said remainder of 321.967 acre tract, being an angle point in the northeasterly line of the herein described 14.165 acre tract;

THENCE South 26°40'55" East, 239.11 feet, with the common line between said 141.686 acre tract and said remainder of 321.967 acre tract, to a ½ inch iron rod with cap found for the common easterly corner of said 141.686 acre tract and the remainder of that certain called 105.00 acre tract described in instrument to Czirr Funding Group, LLC., recorded in Volume 964, Page 245, O.P.R.C.C.T., being the southeasterly corner of the herein described 14.165 acre tract;

THENCE South 63°01'15" West, 2287.53 feet, with the common line between said 141.686 acre tract and the remainder of said 105.00 acre tract, to a ½ inch iron rod with cap found in the northeasterly margin of County Road 141 (C.R. 141), for the southwesterly corner of the herein described 14.165 acre tract;

THENCE North 27°19'42" West, 269.60 feet, with the northeasterly margin of said C.R. 141, the southwesterly line of said 141.686 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 14.165 acre tract, from which a ½ inch iron pipe found in the southeasterly line of that certain called 9.58 acre tract described in instrument to Steve Kutach, Jr., recorded in Volume 404, Page 84, O.P.R.C.C.T., for the northwesterly corner of said 141.686 acre tract bears North 27°19'42" West, 2414.13 feet, from said ½ inch iron pipe, another ½ inch iron pipe found in the approximate centerline of said C.R. 141 bears South 56°42'04" West, 25.58 feet;

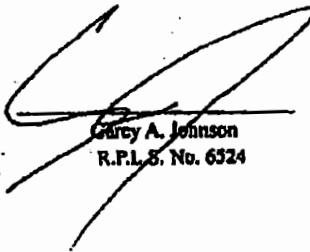
THENCE North 63°01'20" East, 2290.47 feet, severing said 141.686 acre tract, to the PLACE OF BEGINNING

CONTAINING a computed area of 14.165 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 28, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H605-04.

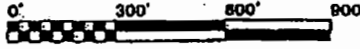
Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

July 12, 2021
Date



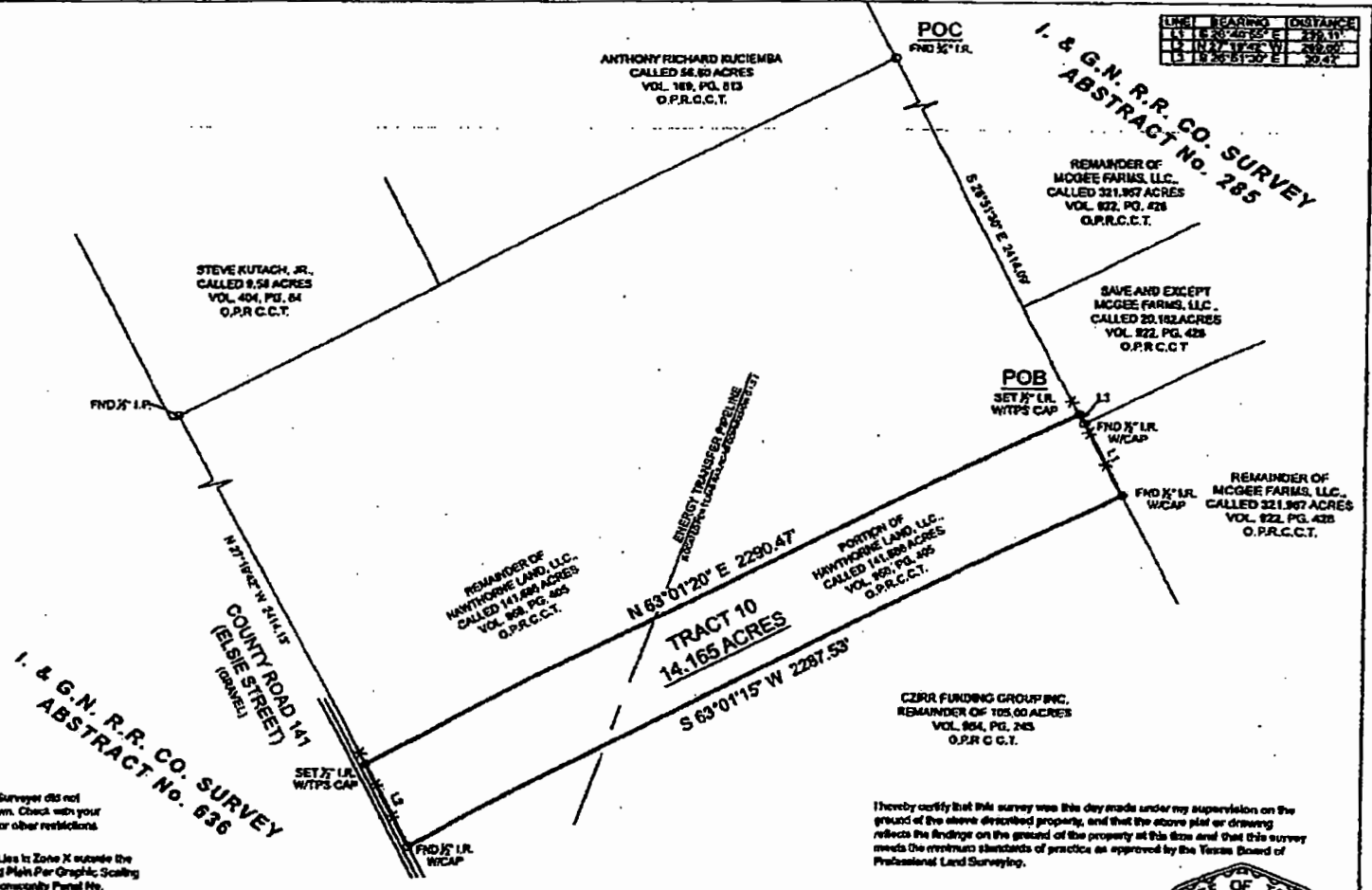
Carey A. Johnson
R.P.L.S. No. 6524





LINE	BEARING	DISTANCE
1	N 71° 02' 52" E	239.71'
2	N 22° 18' 20" W	248.00'
3	S 15° 26' 20" E	30.47'

- SYMBOL LEGEND**
- - - Overhead Power Line
 - - - Guy Wire
 - - - Wood Fence
 - - - Wrought Iron Fence
 - - - Chainlink Fence
 - - - Wire Fence
 - - - Fire Hydrant
 - - - Fence Pole
 - - - Telephone Pedestal
 - - - Water Valve
 - - - Water Meter
 - - - Set Iron Rod w/TPK Cap
 - - - Field Iron Rod



BOUNDARY SURVEY

BEING a 14.165 acre tract situated in the I&G.N. R.R. Co. Survey, Abstract Number 285, Colorado County, Texas, being a portion of that certain called 141,888 acre tract described in instrument to Hawthorne Land, LLC., recorded under Volume 964, Page 405 of the Official Public Records of Colorado County, Texas (O.P.R.C.C.T.), said 14.165 acre tract being more particularly described by attached metes and bounds description.

General Notes

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies In Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 4988C0425D having an effective date of 2/4/2011.

Job No. 1805-04 TR10
 Scale: 1" = 300'
 Date: 05/28/2011
 Drawn By: CWS
 Field Crew: JM

Purchaser: Hawthorne Capital
 Address: CR 141, Rock Island, TX 77442
 Lot: _____ Block: _____ Section: _____
 Survey: I. & G.N. R.R. CO. A 285
 Area: 14.165 Acres
 Subdivision: _____
 Cabinet: _____ Sheet: _____ Records: _____
 County: Colorado County, Texas

Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings the NAD83, Texas State Plane Coordinate System, Central Zone (4203)

TEXAS
 PROFESSIONAL SURVEYOR, L.L.C.
 JAY N. FRAZIER STREET - COMPTON, TX 77203
 PH (713) 756-7443 - FAX (713) 756-7448
 WWW.SURVEYINGINTEXAS.COM
 TMM REGISTRATION No. 180204-00

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this size and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

