

2026 MAR 16 PM 3: 15

KIMBERLY MENKE
COUNTY CLERK *DA*

NOTICE OF FORECLOSURE SALE

March 13, 2026

Deed of Trust ("Deed of Trust"):

Dated: October 3, 2022

Grantor: Bolaji Mary Roberts

Trustee: Liang Gao

Lender: Hawthorne Land, LLC

Recorded in: Instrument No. 22-4853 of the real property records of Colorado County, Texas

Legal Description: Being a 10.223 acre tract situated in the J.M. Thomas Survey, Abstract Number 565, Colorado County, Texas, being a portion of that same called 236.678 acre tract described as "Second Tract" in instrument to Robert L. Cook and Patricia Ann Cook, recorded in Volume 916, Page 649, of the Official Public Records of Colorado County, Texas (O.P.R.C.C.T.), said 10.223 acre tract being more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$250,720.00, executed by Bolaji Mary Roberts ("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 October 3, 2022, recorded in Instrument No. 22-5434 of the real property records of Colorado County, Texas

Substitute Trustee: Debby Jurasek, Colton Juraske, 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, April 7, 2026
- Time:** The sale of the Property will be held between the hours of 1:00 P.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:** Colorado County Courthouse, 400 Spring St., Columbus, Texas 78934 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.

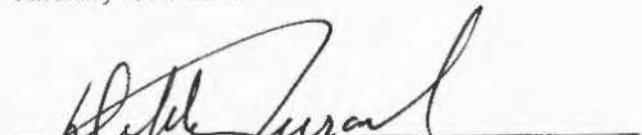
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Margaret H. Banahan
Texas Bar No. 24078188
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Attorney for Lender



Debby Jurasek, Colton Jurasko, or David Garvin,
Substitute Trustee
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

JA 22 20749

**FIELD NOTE DESCRIPTION
TRACT 43
10.223 ACRES
IN THE J.M. THOMAS SURVEY, ABSTRACT NUMBER 565,
COLORADO COUNTY, TEXAS**

BEING a 10.223 acre tract situated in the J.M. Thomas Survey, Abstract Number 565, Colorado County, Texas, being a portion of that same called 236.678 acre tract described as "Second Tract" in instrument to Robert L. Cook and Patricia Ann Cook, recorded in Volume 916, Page 649, of the Official Public Records of Colorado County, Texas (O.P.R.C.C.T.), said 10.223 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly right-of-way of Farm to Market Road 1093 (FM 1093) (variable width right-of-way), the southerly line of said 236.678 acre tract, being the southwesterly corner of the herein described 10.223 acre tract, from which a 4 inch by 4 inch concrete monument found for reference bears North 78°57'06" West, 764.56 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 13,771,685.71, E: 2,823,097.44, Texas South Central Zone (4204), grid measurement;

THENCE severing, over and across said 236.678 acre tract the following three (3) courses and distances:

1. North 00°19'24" West, 542.33 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 10.223 acre tract;
2. North 55°47'44" East, 674.10 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.223 acre tract;
3. South 00°39'32" East, 1,017.75 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 236.678 acre tract, the northerly right-of-way of said FM 1093, being the southeasterly corner of the herein described 10.223 acre tract, from which a 1/2 inch iron rod with cap found for reference bears North 86°53'24" East, 662.04 feet;

THENCE with the southerly line of said 236.678 acre tract, the northerly right-of-way of said FM 1093, the following four (4) courses and distances:

1. Northwesterly, 367.93 feet, with the arc of a curve to the right having a radius of 2,814.93 feet, a central angle of 07°29'20", and a chord that bears North 82°36'45" West, 367.67 feet, to a 5/8 inch iron rod with cap found, being an exterior corner of the herein described 10.223 acre tract;
2. North 78°52'22" West, 141.42 feet, to a 5/8 inch iron rod with cap found, being an exterior corner of the herein described 10.223 acre tract;
3. North 07°20'27" East, 9.43 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 10.223 acre tract;

4. North 78°57'06" West, 65.19 feet, to the POINT OF BEGINNING;

CONTAINING a computed area of 10.223 acres of land within this Field Note Description.

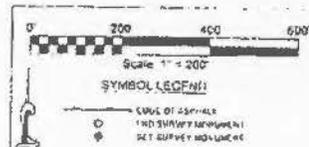
This Field Note Description was prepared from a survey performed on the ground on January 21, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 22704 TR 43.

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, South Central Zone (4204), grid measurements.

June 17, 2022
Date

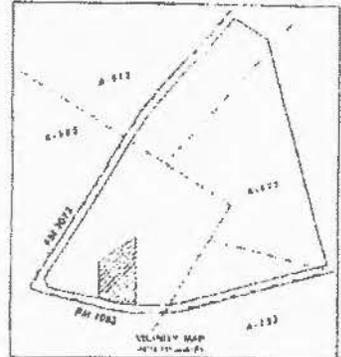
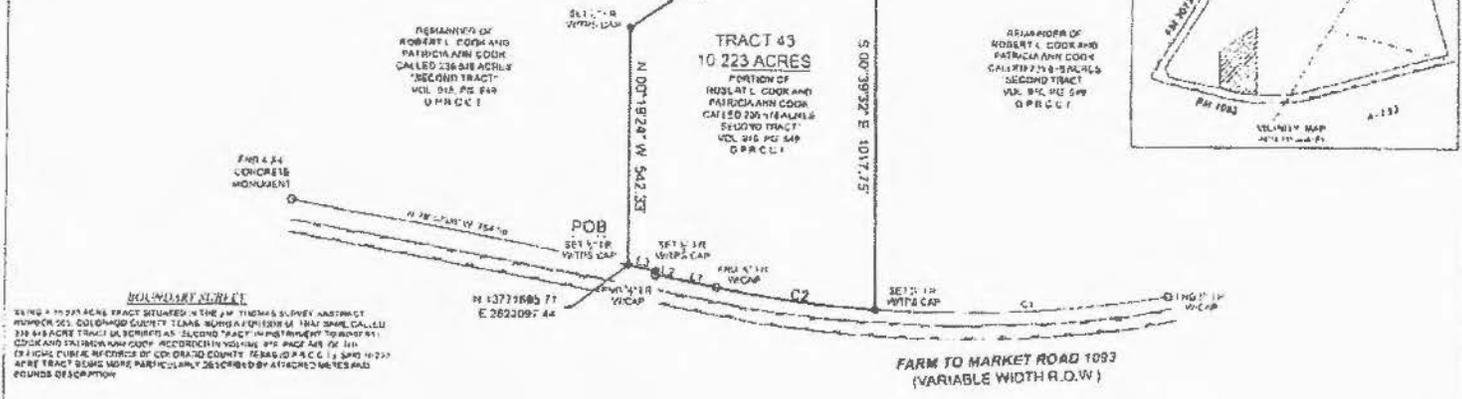


Thomas A. McIntyre
R.P.L.S. No. 6921



**J. M. THOMAS SURVEY
ABSTRACT No. 565**

FILE NO. ALONG	ORGANIZATION	NUMBER	SECTION	CORNER	DATE	BY
11	W. C. 222	W. 111	11	11	11	11
12	W. C. 222	W. 111	12	12	12	12
13	W. C. 222	W. 111	13	13	13	13



PROPERTY NUMBER 33274 TR 13
DATE 1/15/2010
DRAWN BY J.S.
CHECKED BY J.S.
FIELD CHECK J.S.
REVISION
REVISION
REVISION

GENERAL NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURVE BY THIS REPORT SURVEYOR AND THIS ABSTRACT HERE AND DOES NOT CONSTITUTE ANY MEANS OF RESOLUTION OF ANY DISPUTE OR ANY OTHER DISPUTE. SOME OTHER RECORDS FOR ANY SURVEYING, LATER SURVEYS, RECORDS, AND RECORDS BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS OF A SURVEY.

2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURVE BY THIS REPORT SURVEYOR AND THIS ABSTRACT HERE AND DOES NOT CONSTITUTE ANY MEANS OF RESOLUTION OF ANY DISPUTE OR ANY OTHER DISPUTE. SOME OTHER RECORDS FOR ANY SURVEYING, LATER SURVEYS, RECORDS, AND RECORDS BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS OF A SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL FLOOD INSURANCE RATE MAPS. THIS PROPERTY IS NOT IN THE 100 YEAR FLOODPLAIN.

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 500 YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL FLOOD INSURANCE RATE MAPS. THIS PROPERTY IS NOT IN THE 500 YEAR FLOODPLAIN.

THESE NOTES ARE FOR THE SURVEY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY OTHER PURPOSES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY OTHER PURPOSES.



Thomas A. McCreary
 Registered Professional Land Surveyor No. 55