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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

2024 JUL 16 AM 11:45

July 12, 2024

Deed of Trust ("Deed of Trust"):

Dated: April 6, 2023

Grantor: Raina Celeste Enriquez-Tamayo and Gaberil Daniel Tamayo

Trustee: Liang Gao

Lender: Hawthorne Land, LLC

Recorded in: Instrument No. 00146341 of the real property records of Hill County, Texas

Legal Description: Being a 12.021 acre tract situated in the Ephraim Goss Survey, Abstract Number 346, Hill County, Texas, being a portion of that certain called 121.240 acre tract described in instrument to Mark L. Morris and L. Rachelle Morris, recorded in Volume 1226, Page 188 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T), said 12.021 acre tract being called Tract 1 and more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$247,441.00, executed by Raina Celeste Enriquez-Tamayo and Gaberil Daniel Tamayo ("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 April 6, 2023, recorded in Instrument No. 00147764 of the real property records of Hill County, Texas

Substitute Trustee: Donna Stockman, Guy Wiggs, David Stockman, Michele Schwartz, Janet Pinder, Brady Bacon, Jamie Dworsky, Angela Cooper, 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, August 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 11:00 A.M. and not later than three hours thereafter.
- Place:** The East Door of the Hill County Courthouse, 1 N Waco St Hillsboro, TX 76645, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTINO 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.

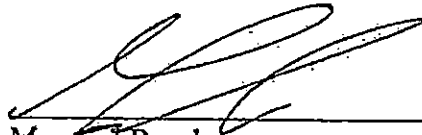
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

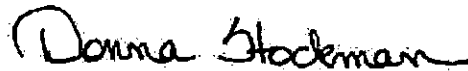
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 Banahan
Texas Bar No. 24078188
Veronica A. Martinez
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
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Fax (281) 940-2743
Attorney for Lender



Donna Stockman, Guy Wiggs, David Stockman,
Michele Schwartz, Janet Pinder, Brady Bacon,
Jamie Dworsky, Angela Cooper, or David Garvin
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

**FIELD NOTE DESCRIPTION
TRACT 1
12.021 ACRES
IN THE EPHRAIM GOSS SURVEY, ABSTRACT NUMBER 346
HILL COUNTY, TEXAS**

BEING a 12.021 acre tract situated in the Ephraim Goss Survey, Abstract Number 346, Hill County, Texas, being a portion of that certain called 121.240 acre tract described in instrument to Mark L. Morris and L. Rachelle Morris, recorded in Volume 1226, Page 188 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 12.021 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the approximate centerline of County Road 3137, for the common southerly corner of said 121.240 acre tract and that certain called 103.93 acre tract described in instrument to Charles C. Hamilton and Mary B. Hamilton, recorded, in Volume 1914, Page 118, O.P.R.H.C.T., being the southwesterly corner of the herein described 12.021 acre tract, from which a 5/8 inch iron rod found for the southwesterly corner of said 103.93 acre tract, bears South 58°08'09" West, 2090.29 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N:10687062.04, E:3317677.42, Texas Central Zone, (4203), grid measurement;

THENCE North 32°08'14" West, with the common line between said 121.240 acre tract and said 103.93 acre tract, at a distance of 20.80 feet, pass a 1/2 inch iron rod found in the northeasterly margin of said County Road 3137, for reference, in all, a total distance of 1702.80 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 12.021 acre tract, from which a 1/2 inch iron rod found in the apparent common line between said Goss Survey and the J. Korticky Survey, Abstract Number 513, the southerly line of that certain called 143.192 acre tract described in instrument to Jackson L. Gutierrez and Ladonna K. Gutierrez, recorded in Volume 2073, Page 667, O.P.R.C.C.T., for the common northerly corner of said 121.240 acre tract and said 103.93 acre tract, bears North 32°08'14" West, 790.52 feet;

THENCE severing, over and across said 121.240 acre tract, the following two (2) courses and distances:

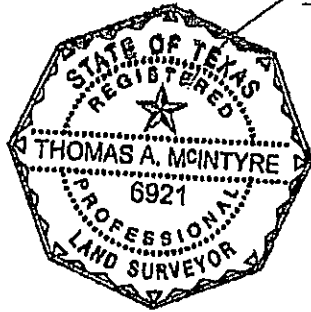
1. North 58°08'44" East, 307.52 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 12.021 acre tract;
2. South 32°08'14" East, at a distance of 1672.80 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said County Road 3137, for reference, in all, a total distance of 1702.80 feet, to a MAG nail set in the approximate centerline of said County Road 3137 the southeasterly line of said 121.240 acre tract, being the southeasterly corner of the herein described 12.021 acre tract;

THENCE South 58°08'44" West, 307.52 feet, with the approximate centerline of said County Road 3137, the southeasterly line of said 121.240 acre tract, to the **POINT OF BEGINNING**, containing a computed area of 12.021 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 4, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23595 – TR1.

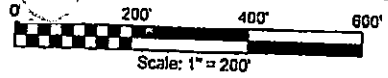
Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Central Zone (4203), grid measurements.

June 1, 2022
Date



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

LINE	BEARING	DISTANCE
L1	N 58°08'44" E	307.52'
L2	S 58°08'44" W	307.52'



**J. KORTICKY SURVEY
ABSTRACT No. 513**

JACKSON L. GUTIERREZ AND
LADONNA K. GUTIERREZ
CALLED 143.102 ACRES
VOL. 2073, PG. 667
O.P.R.H.C.T.

SYMBOL LEGEND

- PIPELINE
- WIRE FENCE
- TOP OF BANK
- FLOW LINE
- EDGE OF WATER
- SET SURVEY MONUMENT
- FND SURVEY MONUMENT
- FIBER OPTIC MARKER (FM)
- TELEPHONE PEDESTAL (TP)
- PIPELINE MARKER

**EPHRAIM GOSS SURVEY
ABSTRACT No. 346**

REMAINDER OF
MARK L. MORRIS AND
L. RACHELLE MORRIS
CALLED 121.240 ACRES
VOL. 1226, PG. 188
O.P.R.H.C.T.

CHARLES C. HAMILTON AND
MARY B. HAMILTON
CALLED 103.03 ACRES
VOL. 1914, PG. 118
O.P.R.H.C.T.

**TRACT 1
12.021 ACRES**

PORTION OF
MARK L. MORRIS AND
L. RACHELLE MORRIS
CALLED 121.240 ACRES
VOL. 1226, PG. 188
O.P.R.H.C.T.

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEMS:

1. R.O.W TO HILL COUNTY ELECTRIC COOPERATIVE, INC PER VOL 294, PG 415, O.P.R.H.C.T.
2. EASEMENT TO TEXAS POWER AND LIGHT PER VOL 338, PG 432, O.P.R.H.C.T.
3. EASEMENT TO TEXAS PIPELINE COMPANY PER VOL 320, PG 537, O.P.R.H.C.T.
4. EASEMENT TO CHATT WATER SUPPLY PER VOL 483, PG. 262, O.P.R.H.C.T.

BOUNDARY SURVEY

BEING A 12.021 ACRE TRACT SITUATED IN THE EPHRAIM GOSS SURVEY, ABSTRACT NUMBER 346, HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 121.240 ACRE TRACT DESCRIBED IN INSTRUMENT TO MARK L. MORRIS AND L. RACHELLE MORRIS, RECORDED IN VOLUME 1226, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 12.021 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.

PROJECT NUMBER	23395_TFI
DATE	03-04-2022
DRAWN BY	AF
CHECKED BY	
FIELD CREW	JW
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS
PROFESSIONAL
SURVEYING, L.L.C.
1012 N. FRAZIER STREET, DUNNOK, TX
77301 PH (936) 758-7447 • FAX (936) 758-7448
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION NO. 100834-00

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48217C04250H HAVING AN EFFECTIVE DATE OF 12/27/2016

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4703), GRID MEASUREMENTS

PURCHASER: ORISCOLL HOLDINGS, LLC AND/OR ASSIGNS
ADDRESS: COUNTY RD 3137, HILLSBORO, TX 78846
SURVEY: EPHRAIM GOSS, A - 346
ALTA: 12.021 ACRES
COUNTY: HILL

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 PLAN OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

