

#72

NOTICE OF FORECLOSURE SALE

December 11, 2023

2023 DEC 12 PM 12:36

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

Deed of Trust ("Deed of Trust"):

Dated: May 10, 2023

Grantor: Tawanna Jeanice Worlds and Marcus Earl Worlds

Trustee: Liang Gao

Lender: Hawthorne Land, LLC

Recorded in: Instrument No. 00147316 of the real property records of Hill County, Texas

Legal Description: Being a 15.202 acre tract of land, situated in the Leon County School, Abstract Number 517, Hill County, Texas, being a portion of that same called 193.222 acre tract described in instrument to Hawthorne Land, LLC, recorded in Volume 2188, Page 150 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 15.202 acre tract being called Tract 6 and more particularly described in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$273,838.00, executed by Tawanna Jeanice Worlds and Marcus Earl Worlds ("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 May 10, 2023, recorded in Instrument No. 00149320 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, January 2, 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.

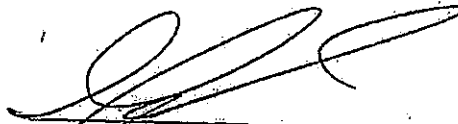
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

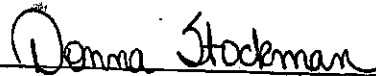
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Meg Banahan
Texas Bar No. 24078188
Verónica A. Martinez
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Martinez Weatherford, PLLC
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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

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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 6

15.202 ACRES

IN THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 517,
HILL COUNTY, TEXAS

BEING a 15.202 acre tract of land, situated in the Leon County School Land Survey, Abstract Number 517, Hill County, Texas, being a portion of that same called 193.222 acre tract described in instrument to Hawthorne Land, LLC, recorded in Volume 2188, Page 150 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 15.202 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 northeasterly margin of County Road 2348 (CR 2348), the southwesterly line of said 193.222 acre tract, for the northwesterly corner of the herein described 15.202 acre tract, from which a 5/8 inch iron rod with cap found in the northeasterly margin of CR 2348, for the common westerly corner of said 193.222 acre tract and that certain called 32.716 acre tract described in instrument to Mark Janek and Brandy Janek, recorded in Volume 1546, Page 784, O.P.R.H.C.T., bears North 30°35'07" West, 1228.77 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 6654410.32, E: 2391249.85, Texas North Central Zone (4202), grid measurement;

THENCE severing, over and across, said 193.222 acre tract the following three (3) courses and distances:

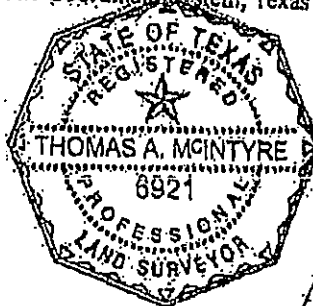
1. North 59°00'56" East, 1611.24 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 15.202 acre tract, from which a 5/8 inch iron rod found in the westerly line of that certain called 166.13 acre tract described in instrument to Robert Edmond Peiter, et al recorded in Volume 1335, Page 612, O.P.R.H.C.T., for the common easterly corner of said 193.222 acre tract and that certain called 32.201 acre tract described as "Tract 11P" in instrument to Pustejovsky Land, LLC, recorded in Volume 2088, Page 90, O.P.R.H.C.T., bears North 13°13'40" East, 1714.29 feet;
2. South 31°02'45" East, 410.56 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 15.2020 acre tract;
3. South 59°00'56" West, 1614.54 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin of said CR 2348, the southwesterly line of said 193.222 acre tract, for the southwesterly corner of the herein described 15.202 acre tract;

THENCE North 30°35'07" West, 410.57 feet, with the northeasterly margin of said CR 2348, the southwesterly line of said 193.222 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 15.202 acres of land within this Field Note Description.

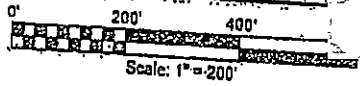
This Field Note Description was prepared from a survey performed on the ground on March 30, 2022 by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24018_TR6.

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 North Central Zone (4202), grid measurements.

May 31, 2022
Date



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



LINE	BEARING	DISTANCE
L1	N 30° 35' 07" W	1238.27'
L2	S 15° 13' 40" E	1716.29'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- CALCULATED CORNER
- OVERHEAD ELECTRIC
- VANE FENCE

MARK JANEK AND
BRANDY JANEK
CALLED 32.716 ACRES
VOL. 1545, PG. 784
O.P.R.H.C.T.

**LEON COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 517**

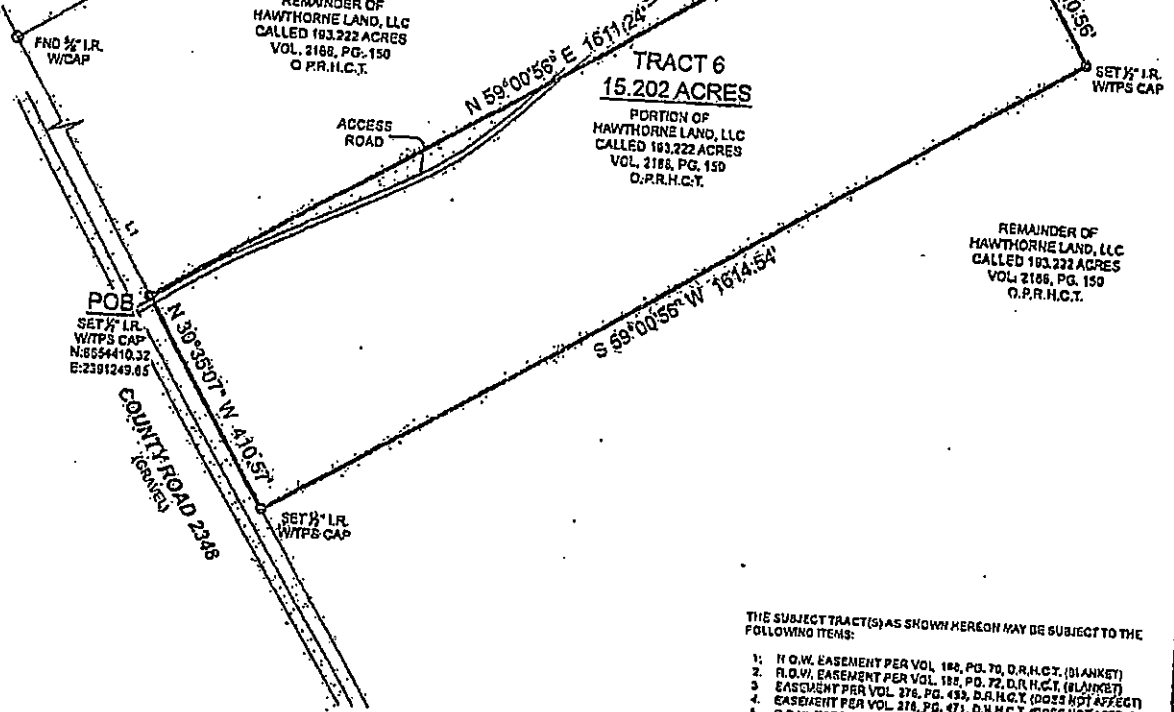
PUSTEJOVSKY LAND, LLC,
"TRACT III"
CALLED 32.201 ACRES
VOL. 2089, PG. 60
O.P.R.H.C.T.

ROBERT EDWARD BERRY ET AL
CALL 15.157 ACRES
VOL. 1357, PG. 514
O.P.R.H.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 183.222 ACRES
VOL. 2188, PG. 150
O.P.R.H.C.T.

**TRACT 6
15.202 ACRES**
PORTION OF
HAWTHORNE LAND, LLC
CALLED 183.222 ACRES
VOL. 2188, PG. 150
O.P.R.H.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 183.222 ACRES
VOL. 2188, PG. 150
O.P.R.H.C.T.



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

1. E.O.M. EASEMENT PER VOL. 182, PG. 70, O.P.R.H.C.T. (BLANKET)
2. R.O.W. EASEMENT PER VOL. 182, PG. 72, O.P.R.H.C.T. (BLANKET)
3. EASEMENT PER VOL. 276, PG. 453, O.P.R.H.C.T. (DOES NOT AFFECT)
4. EASEMENT PER VOL. 276, PG. 471, O.P.R.H.C.T. (DOES NOT AFFECT)
5. R.O.W. EASEMENT PER VOL. 345, PG. 127, O.P.R.H.C.T. (BLANKET)
6. R.O.W. PER VOL. 347, PG. 421, O.P.R.H.C.T. (DOES NOT AFFECT)
7. R.O.W. PER VOL. 350, PG. 311, O.P.R.H.C.T. (DOES NOT AFFECT)
8. R.O.W. EASEMENT PER VOL. 420, PG. 313, O.P.R.H.C.T. (DOES NOT AFFECT)
9. R.O.W. EASEMENT PER VOL. 423, PG. 314, O.P.R.H.C.T. (DOES NOT AFFECT)
10. R.O.W. EASEMENT PER VOL. 483, PG. 319, O.P.R.H.C.T. (DOES NOT AFFECT)

BOUNDARY SURVEY

BEING A 15.202 ACRE TRACT OF LAND, SITUATED IN THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 517, HELL COUNTY, TEXAS, BEING A PORTION OF THAT SAME CALLED 183.222 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED IN VOLUME 2188, PAGE 150 OF THE OFFICIAL PUBLIC RECORDS OF HELL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 15.202 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED NOTES AND BOUNDS DESCRIPTION.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THIS ABOVE PLAT 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.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 49217C0400D HAVING AN EFFECTIVE DATE OF 12/20/2019.

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, NORTH CENTRAL ZONE (TXNC-4702), GRID MEASUREMENTS.

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	2491A_T18
DATE	01-30-2019
DRAWN BY	DVB
CHECKED BY	LBN
FIELD CREW	RD
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
1111 N. Foster, Conroe, Texas 77385
P.O. Box 774747, Fort Worth, Texas 76174
www.surveyors.com
Firm No. 00034300

PURCHASER: HAWTHORNE LAND, LLC
ADDRESS: COUNTY ROAD 2346, HILLSBORO, TX 76645
SURVEY AREA: LEON COUNTY SCHOOL LAND, A-517
COUNTY: 15.202 ACRES

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

