

NOTICE OF FORECLOSURE SALE

January 10, 2025

Deed of Trust ("Deed of Trust"):

Dated: October 30, 2023
Grantor: Crystal Michelle Collins
Trustee: Liang Gao
Lender: Hawthorne Land, LLC
Recorded in: Instrument No. 00152042 of the real property records of Hill County, Texas

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2025 JAN 14 PM 12:24

Legal Description: Being a 18.470 acre tract of land situated in the J. W. Bustain Survey, Abstract Number 53, and in the A. Dixon Survey, Abstract Number Hill County, Texas, being a portion of that certain called 316.496 acre tract described in instrument to Hawthorne Land, LLC, recorded in Volume 2249, Page 287 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 18.470 acre tract being more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$472,295.00, executed by Crystal Michelle Collins ("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 30, 2023, recorded in Instrument No. 00152446 of the real property records of Hill County, Texas

Substitute Trustee: Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Jeff Benton, 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, February 4, 2025
- Time:** The sale of the Property will be held between the hours of 11:00 A.M. and 2:00 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
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Attorney for Lender



Donna Stockman, Guy Wiggs, David Stockman,
Michelle Schwartz, Janet Pinder, Jeff Benton,
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 9

18.470 ACRES

**IN THE J. W. BUSTAIN SURVEY, ABSTRACT NUMBER 53
AND THE A. DIXON SURVEY, ABSTRACT NUYMBER 251
HILL COUNTY, TEXAS**

BEING a 18.470 acre tract of land situated in the J. W. Bustain Survey, Abstract Number 53, and in the A. Dixon Survey, Abstract Number Hill County, Texas, being a portion of that certain called 316.496 acre tract described in instrument to Hawthorne Land, LLC, recorded in Volume 2249, Page 287 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.): said 18.470 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 apparent common line between said Bustain Survey and Ellis County School Land Survey, Abstract Number 251, in the approximate centerline of County Road 4149, being the upper westerly corner of the herein described 18.470 acre tract, from which a railroad spike found for reference bears, South 59°44'01" West, 1060.04 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 6,771,218.96, E: 2,377,233.20, North Central Zone (4202), grid measurements;

THENCE North 59°44'01" East, 60.00 feet, with the apparent common line between said Bustain Survey and said Ellis County School Land Survey, the approximate centerline of said County Road 4149, the northwesterly line of said 316.496 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 18.470 acre tract;

THENCE severing over and across said 316.496 acre tract, the following three (3) courses and distances:

1. South 30°21'20" East, at 30.00 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1542.36 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 59°44'01" East, 298.62 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 32°25'59" East, at 283.01 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 333.01 feet, to a calculated point in the approximate centerline of Island Creek, being an easterly corner of the herein described 18.470 acre tract;

THENCE with the approximate centerline of said Island Creek, continuing over and across said 316.496 acre tract, the following fifty-six (56) courses and distances:

1. South 48°50'13" West, 66.28 feet, to a calculated point for corner;
2. South 08°28'28" East, 33.91 feet, to a calculated point for corner;
3. South 06°14'33" West, 46.27 feet, to a calculated point for corner;
4. North 68°15'52" West, 49.08 feet, to a calculated point for corner;
5. North 78°30'02" West, 41.42 feet, to a calculated point for corner;
6. South 51°12'50" West, 33.34 feet, to a calculated point for corner;
7. South 36°34'24" West, 31.27 feet, to a calculated point for corner;
8. South 06°59'29" East, 27.54 feet, to a calculated point for corner;

DS
CML

9. South 58°26'35" East, 43.81 feet, to a calculated point for corner;
10. North 55°35'40" East, 34.41 feet, to a calculated point for corner;
11. South 71°14'19" East, 37.45 feet, to a calculated point for corner;
12. South 49°30'22" East, 39.42 feet, to a calculated point for corner;
13. South 26°28'53" East, 30.89 feet, to a calculated point for corner;
14. South 30°36'39" West, 36.48 feet, to a calculated point for corner;
15. South 47°35'10" West, 29.73 feet, to a calculated point for corner;
16. North 72°49'10" West, 16.60 feet, to a calculated point for corner;
17. South 86°16'22" West, 10.52 feet, to a calculated point for corner;
18. South 52°14'08" West, 71.81 feet, to a calculated point for corner;
19. South 67°44'23" West, 57.06 feet, to a calculated point for corner;
20. South 73°44'16" West, 65.66 feet, to a calculated point for corner;
21. South 55°49'20" West, 21.08 feet, to a calculated point for corner;
22. South 27°41'34" West, 32.29 feet, to a calculated point for corner;
23. South 10°39'15" East, 29.46 feet, to a calculated point for corner;
24. South 13°53'21" West, 54.09 feet, to a calculated point for corner;
25. South 26°19'01" West, 24.26 feet, to a calculated point for corner;
26. South 73°30'28" West, 59.65 feet, to a calculated point for corner;
27. North 72°12'03" West, 43.15 feet, to a calculated point for corner;
28. North 41°55'04" West, 42.57 feet, to a calculated point for corner;
29. North 12°26'28" West, 27.65 feet, to a calculated point for corner;
30. North 31°16'30" East, 16.60 feet, to a calculated point for corner;
31. North 37°54'09" West, 26.43 feet, to a calculated point for corner;
32. North 49°34'05" West, 71.92 feet, to a calculated point for corner;
33. South 84°34'50" West, 21.20 feet, to a calculated point for corner;
34. South 55°16'27" West, 33.23 feet, to a calculated point for corner;
35. South 05°02'20" East, 29.83 feet, to a calculated point for corner;
36. South 55°34'33" West, 22.51 feet, to a calculated point for corner;
37. North 78°45'14" West, 43.90 feet, to a calculated point for corner;
38. South 82°00'09" West, 37.81 feet, to a calculated point for corner;
39. South 84°56'12" West, 40.24 feet, to a calculated point for corner;
40. South 76°25'43" West, 49.92 feet, to a calculated point for corner;
41. North 65°53'16" West, 66.64 feet, to a calculated point for corner;
42. North 84°44'37" West, 92.41 feet, to a calculated point for corner;
43. North 74°18'09" West, 86.44 feet, to a calculated point for corner;
44. North 74°18'09" West, 9.75 feet, to a calculated point for corner;
45. North 68°07'37" West, 57.27 feet, to a calculated point for corner;
46. North 69°19'38" West, 83.95 feet, to a calculated point for corner;
47. North 54°21'42" West, 64.72 feet, to a calculated point for corner;
48. North 02°45'37" East, 65.37 feet, to a calculated point for corner;
49. North 04°32'18" West, 44.28 feet, to a calculated point for corner;
50. North 55°21'37" West, 24.27 feet, to a calculated point for corner;
51. South 89°58'11" West, 24.51 feet, to a calculated point for corner;
52. North 35°09'33" West, 64.52 feet, to a calculated point for corner;
53. North 30°19'25" East, 32.89 feet, to a calculated point for corner;
54. North 17°19'08" West, 52.19 feet, to a calculated point for corner;
55. North 57°16'48" West, 43.60 feet, to a calculated point for corner;
56. North 48°11'25" West, 28.58 feet, to a calculated point for the lower westerly corner of the herein described 18.470 acre tract;

The logo consists of a square box with the letters 'DS' in the top right corner and the letters 'CML' in a stylized script font inside the box.

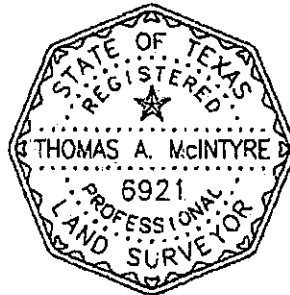
THENCE continuing over and across said 318.496 acre tract, the following two (2) courses and distances:

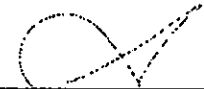
1. North 59°44'01" East, at 50.00 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 770.83 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 30°21'20" West, at 1184.41 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1214.41 feet, to the **POINT OF BEGINNING** and containing a computed area of 18.470 acres of land within this Field Note Description, of which approximately 0.024 of an acre lies within the fenced margin of CR 4149.

This Field Note Description was prepared from a survey performed on the ground on March 14, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 30898_TR9.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

April 24, 2023
Date




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

^{DS}


0' 200' 400' 600'

Scale: 1" = 200'
SYMBOL LEGEND

- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- OVERHEAD ELECTRIC
- X- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT



APPROXIMATELY 0.024 OF AN ACRE LYING WITHIN THE FENCED MARGINS OF COUNTY ROAD 4149

POB

SET 1/2" I.R. W/TPS CAP
N:0771218.96
E:2377233.20

SET 1/2" I.R. W/TPS CAP
@30.00'

SET 1/2" I.R. W/TPS CAP
@1184.41'

ELLIS COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 251

COUNTY ROAD 4149

A. DIXON SURVEY ABSTRACT NO. 225

FND RAILROAD SPIKE

J. W. BUSTAIN SURVEY ABSTRACT NO. 53

LINE	BEARING	DISTANCE
L1	N 69° 44' 01" E	60.00'
L2	N 59° 44' 01" E	299.87'
L3	S 32° 25' 59" E	333.01'
L4	S 48° 50' 13" W	66.20'
L5	S 08° 28' 26" E	33.91'
L6	S 06° 14' 31" W	46.27'
L7	N 69° 45' 52" W	49.08'
L8	N 71° 30' 02" W	41.42'
L9	S 31° 12' 00" W	33.52'
L10	S 38° 34' 24" W	33.52'
L11	S 06° 59' 29" E	27.54'
L12	S 58° 26' 35" E	43.81'
L13	N 65° 33' 00" E	34.41'
L14	S 71° 14' 19" E	37.45'
L15	S 49° 30' 22" E	39.42'
L16	S 29° 28' 53" E	30.89'
L17	S 30° 33' 58" W	39.49'
L18	S 47° 19' 16" W	29.73'
L19	N 72° 49' 10" W	18.60'
L20	S 68° 16' 22" W	10.52'
L21	S 54° 14' 08" W	71.81'
L22	S 67° 44' 23" W	57.06'
L23	S 71° 24' 18" W	65.06'
L24	S 55° 34' 33" W	23.05'
L25	S 27° 41' 24" W	32.29'
L26	S 10° 39' 15" E	29.46'
L27	S 13° 53' 21" W	54.09'
L28	S 26° 19' 01" W	24.78'
L29	S 73° 30' 28" W	59.65'
L30	N 72° 12' 03" W	43.15'
L31	N 41° 35' 05" W	42.57'
L32	N 12° 20' 05" W	24.23'
L33	N 31° 18' 30" E	18.60'
L34	N 37° 04' 09" W	28.63'
L35	N 49° 34' 05" W	71.92'
L36	S 84° 34' 50" W	21.20'
L37	S 85° 16' 27" W	33.23'
L38	S 63° 07' 20" E	29.83'
L39	S 55° 34' 33" W	22.51'
L40	N 78° 45' 14" W	43.29'
L41	S 82° 00' 09" W	37.81'
L42	S 84° 56' 12" W	40.24'
L43	S 76° 28' 23" W	29.82'
L44	N 65° 53' 16" W	86.84'
L45	N 84° 44' 31" W	92.41'
L46	N 74° 18' 09" W	86.44'
L47	N 74° 18' 09" W	86.44'
L48	N 68° 07' 37" W	57.27'
L49	N 69° 19' 38" W	83.95'
L50	N 54° 21' 42" W	84.72'
L51	N 02° 45' 37" E	65.37'
L52	N 04° 32' 18" E	44.28'
L53	N 55° 21' 37" W	24.23'
L54	S 88° 58' 11" W	24.55'
L55	N 35° 08' 33" W	64.52'
L56	N 30° 19' 25" E	32.89'
L57	N 17° 19' 08" W	92.19'
L58	N 57° 18' 48" W	43.60'
L59	N 49° 17' 25" W	26.58'



TRACT 9
18.470 ACRES

PORTION OF HAWTHORNE LAND, LLC CALLED 318.496 ACRES VOL. 2249, PG. 287 O.P.R.H.C.T.

REMAINDER OF HAWTHORNE LAND, LLC CALLED 318.496 ACRES VOL. 2249, PG. 287 O.P.R.H.C.T.

ZONE "A"

ZONE "X"

ISLAND CREEK

CALCULATED CORNER (TYP)

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

BOUNDARY SURVEY

BEING A 18.470 ACRE TRACT OF LAND SITUATED IN THE J. W. BUSTAIN SURVEY, ABSTRACT NUMBER 53 AND IN THE A. DIXON SURVEY, ABSTRACT NUMBER HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 318.496 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED IN VOLUME 2249, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 18.470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT THE TIME OF SURVEY

PROJECT NUMBER	30880_T89
DATE	3/14/2023
DRAWN BY	GVV
CHECKED BY	MC
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48217C01250 HAVING AN EFFECTIVE DATE OF 12/20/2019

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXNC-4102), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC

TEXAS PROFESSIONAL SURVEYING
3007 H. Franklin, Commerce, Texas 77703
Ph: (512) 362-3447 Fax: (512) 362-3443
www.texaspsurveying.com
Created: 3/14/2023

PURCHASER: HAWTHORNE LAND, LLC, COUNTY ROAD 4149, IRASCA, TX, 76955
ADDRESS: HAWTHORNE LAND, LLC, COUNTY ROAD 4149, IRASCA, TX, 76955
SURVEY: HAWTHORNE LAND, LLC, COUNTY ROAD 4149, IRASCA, TX, 76955
SURVEYOR: THOMAS A. MCINTYRE, A. DIXON, A-225
SURVEY: HAWTHORNE LAND, LLC, COUNTY ROAD 4149, IRASCA, TX, 76955
SUBJECT: HAWTHORNE LAND, LLC, COUNTY ROAD 4149, IRASCA, TX, 76955 - 18.470 ACRES

