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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE 2024 APR 16 PH 12:55

April 12, 2024

Deed of Trust ("Deed of Trust"):

Dated: September 16, 2023

Grantor: Tung Thanh Truong

Trustee: Liang Gao

Lender: Hawthorne Land, LLC

Recorded in: Instrument No. 00150818 of the real property records of Hill County, Texas

Legal Description: Being a 16.564 acre tract of land situated in the W.B. Jackson Survey, Abstract Number 479, J. W. Bustain Survey, Abstract Number 53, and A. Dixon Survey, Abstract Number 225, 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 15.564 acre tract being called Tract 2 and more fully described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$394,100.00, executed by Tung Thanh Truong ("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 September 16, 2023, recorded in Instrument No. 00151300 of the real property records of Hill County, Texas

Substitute Trustee: Donna Stockman, Guy Wiggs, David Stockman, Michelle 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, May 7, 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 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.

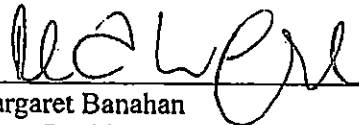
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

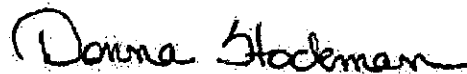
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 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,
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 2

16.564 ACRES

IN THE W. B. JACKSON SURVEY, ABSTRACT NUMBER 479

J. W. BUSTAIN SURVEY, ABSTRACT NUMBER 53

A. DIXON SURVEY, ABSTRACT NUMBER 225

HILL COUNTY, TEXAS

BEING a 16.564 acre tract of land situated in the W. B. Jackson Survey, Abstract Number 479, J. W. Bustain Survey, Abstract Number 53, and A. Dixon Survey, Abstract Number 225, Hill County, Texas, being a portion of that certain called 316.496 acre tract described in instrument to Hawthorne Land, L.L.C. recorded in Volume 2249, Page 287 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 16.564 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 westerly line of said 316.496 acre tract in the easterly margin of State Highway 81, being the westerly southwest corner of the herein described 16.564 acre tract, from which a 5/8 inch iron rod with cap found for the southwesterly corner of said 316.496 acre tract bears, South $03^{\circ}14'57''$ East, 250.75 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 6,768,407.32, E: 2,376,446.94, North Central Zone (4202), grid measurements;

THENCE North $03^{\circ}14'57''$ West, 60.00 feet, with the easterly margin of said State Highway 81, the westerly line of said 316.496 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the westerly northwest corner of the herein described 16.564 acre tract, from which a railroad spike found for the northwesterly corner of said 316.496 acre tract bears, North $03^{\circ}14'57''$ West, 2221.01 feet;

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

1. North $87^{\circ}06'46''$ East, 1601.31 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North $02^{\circ}53'14''$ West, 407.74 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North $87^{\circ}06'46''$ East, 928.39 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of that certain called 75.00 acre tract described in instrument to Martin Keith Kassen and Shirley Jane Kassen, recorded in Volume 2120, Page 229, O.P.R.H.C.T., being the northeasterly corner of the herein described 16.564 acre tract;

THENCE with the common line between said 316.496 acre tract and said 75.00 acre tract, the following twelve (12) courses and distances:

1. South $42^{\circ}08'27''$ West, 42.46 feet, to a 5/8 inch iron rod with cap found for corner;
2. South $22^{\circ}06'25''$ West, 37.85 feet, to a 5/8 inch iron rod with cap found for corner;
3. South $38^{\circ}00'58''$ West, 59.98 feet, to a 5/8 inch iron rod with cap found for corner;
4. South $55^{\circ}12'56''$ West, 41.79 feet, to a 5/8 inch iron rod with cap found for corner;
5. South $73^{\circ}39'34''$ West, 41.03 feet, to a 5/8 inch iron rod with cap found for corner;
6. South $31^{\circ}09'21''$ East, 43.27 feet, to a 5/8 inch iron rod with cap found for corner;
7. South $18^{\circ}05'59''$ West, 299.84 feet, to a 5/8 inch iron rod with cap found for corner;
8. South $17^{\circ}30'56''$ East, 278.94 feet, to a 5/8 inch iron rod with cap found for corner;

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9. South 40°34'38" West, 170.98 feet, to a 5/8 inch iron rod with cap found for corner;
10. South 65°31'47" West, 365.32 feet, to a 5/8 inch iron rod with cap (bent) found for corner;
11. South 56°02'04" West, 79.06 feet, to a 5/8 inch iron rod with cap found for corner;
12. South 75°56'09" West, 75.55 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southerly corner of the herein described 16.564 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, South 75°56'09" West, 239.71 feet;

THENCE continuing over and across said 316.496 acre tract, the following two (2) courses and distances:

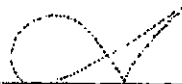
1. North 02°53'14" West, 575.43 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 87°06'46" West, 1753.03 feet, to the POINT OF BEGINNING and containing a computed area of 16.564 acres of land within this Field Note Description.

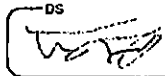
This Field Note Description was prepared from a survey performed on the ground on April 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 30898_TR2.

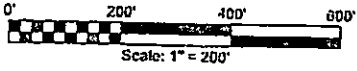
Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202).

May 8, 2023
Date




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

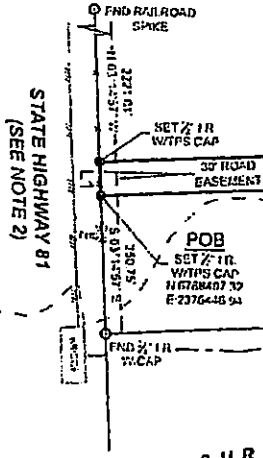

DS



SYMBOL LEGEND

- FORD OF ASPHALT
- REMAINDER OF HAWTHORNE LAND, LLC (CONSTRUCTION)
- FLOWLINE
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- FIBER OPTIC CABLE MARKER (F.O.C.)
- POWER POLE (P.P.)

LINE	BEARING	DISTANCE
L1	N 03°14'57" W	49.00
L2	S 42°04'27" W	47.40
L3	S 72°04'25" W	37.85
L4	S 38°09'53" W	33.08
L5	S 55°12'50" W	41.10
L6	N 73°14'34" W	41.67
L7	S 31°09'21" E	43.27
L8	S 18°05'50" W	29.04
L9	S 17°30'55" E	21.04
L10	S 40°34'33" W	17.00
L11	S 65°31'47" W	35.32
L12	S 59°02'04" W	21.08
L13	S 75°35'09" W	15.65



J. W. BUSTIN SURVEY NO. 53
ABSTRACT

REMAINDER OF HAWTHORNE LAND, LLC CALLED 316.495 ACRES VOL. 2249, PG. 287 O.P.R.H.C.T.

A. DIXON SURVEY NO. 225
ABSTRACT

REMAINDER OF HAWTHORNE LAND, LLC CALLED 316.495 ACRES VOL. 2249, PG. 287 O.P.R.H.C.T.

TRACT 2
16.564 ACRES
PORTION OF HAWTHORNE LAND, LLC CALLED 310.496 ACRES VOL. 2245, PG. 287 O.P.R.H.C.T.

REMAINDER OF HAWTHORNE LAND, LLC CALLED 316.496 ACRES VOL. 2248, PG. 287 O.P.R.H.C.T.

RICHARD DONALD WILSON AND MELISSA KAY WILSON CALLED 31.148 ACRES VOL. 2118, PG. 124 O.P.R.H.C.T.

MARTIN KEITH KASSEN AND SHIRLEY JANE KASSEN CALLED 75.00 ACRES VOL. 2120, PG. 223 O.P.R.H.C.T.

W. B. JACKSON SURVEY ABSTRACT NO. 479

GENERAL NOTES

- 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT GUARANTEE TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNMENT AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.
- 2) RIGHTS OF WAY BEING GRANTED TO THE STATE OF TEXAS PER VOL. 345 PG. 23, O.P.R.H.C.T. DEED IS FOR US HWY 81 PROVIDES ACCESS TO SUBJECT PROPERTY.

BOUNDARY SURVEY

SECTION 16 564 ACRE TRACT OF LAND SITUATED IN THE W. B. JACKSON SURVEY, ABSTRACT NUMBER 479 AND IN THE J. W. BUSTIN SURVEY ABSTRACT NUMBER 53 HILL COUNTY TEXAS, BEING A PORTION OF TRACT CERTAIN CALLED 316.496 ACRE TRACT DESCRIBED 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.) AND 15.64 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED NOTES AND BOUNDARY DESCRIPTION.

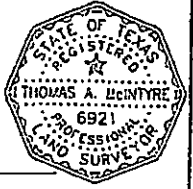
A PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COUNTY PANEL NO. 22217C01250 HAVING AN EFFECTIVE DATE OF 12-22-2018.

ALL COORDINATE BEARINGS AND DISTANCES ARE REFERENCED TO 1983 TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT) NORTH-CENTRAL ZONE (NAD 83-2011 US SURVEY FEET) AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN BY THE SURVEYOR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY.

TEXAS PROFESSIONAL SURVEYING
 3701 N. Frankl. Canyon, Texas 77203
 P.O. Box 174747, Fort Worth, Texas 76114
 www.tpsurveying.com
 Form No. 2006-1000

PROJECT NUMBER	30898_YRS
DATE	4/23/2023
DRAWN BY	ADW
CHECKED BY	TC
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921