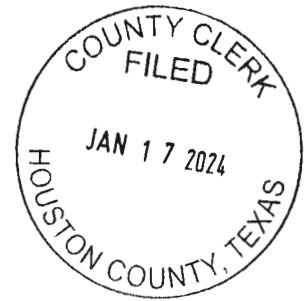


NOTICE OF FORECLOSURE SALE

January 16, 2024



Deed of Trust ("Deed of Trust"):

Dated: April 20, 2022

Grantor: Terrence Roy Wilburn and Claudette Monique Wilburn

Trustee: Liang Gao

Lender: Hawthorne Land, LLC

Recorded in: Instrument No. 20221413 of the real property records of Houston County, Texas

Legal Description: Being a 10.153 acre tract of land situated in the John Hagan Survey, Abstract Number 39, and in the Jonas J. Haile Survey, Abstract Number 40, Houston County, Texas, being a portino of that certain called 81.274 acre tract described in instrument to Hawthorne Land, LLC, recorded under Instrument Number 202113513 of the Official Public Records of Nacogdoches County, Texas (O.P.R.N.C.T.), said 10.153 acre tract being called Tract 1 and more particularly describe by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$143,500.00, executed by Terrence Roy Wilburn and Claudette Monique Wilburn ("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 20, 2022, recorded in 20221598 of the real property records of Houston County, Texas

Substitute Trustee: Sharon St. Pierre, Robert LaMont, David Garvin, Sheryl LaMont, or Kelly Goddard

Substitute Trustee's Address: c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

- Date:** Tuesday, February 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 1:00 P.M. and not later than three hours thereafter.
- Place:** The first floor of the Houston County Courthouse located in the center of the square at 401 E. Houston Avenue, Crockett, Texas 75835, 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.



Meg Banahan
Texas Bar No. 24078188
Veronica A. Martinez
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender



Sharon St. Pierre, Robert LaMont, David Garvin,
Sheryl LaMont, or Kelly Goddard 1-17-24
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

FIELD NOTE DESCRIPTION

TRACT 1

10.153 ACRES

IN THE JOHN HAGAN SURVEY, ABSTRACT NUMBER 39,
AND IN THE JONAS J. HAILE SURVEY, ABSTRACT NUMBER 40
HOUSTON COUNTY, TEXAS,

BEING a 10.153 acre tract of land situated in the John Hagan Survey, Abstract Number 39, and in the Jonas J. Haile Survey, Abstract Number 40, Houston County, Texas, being portion of that certain called 81.274 acre tract described in Instrument to Hawthorne Land, LLC, recorded under Instrument Number 202113513 of the Official Public Records of Nacogdoches County, Texas (O.P.R.N.C.T.), said 10.153 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap found in the southeasterly margin of State Highway 7 (SH 7), for the common northerly corner of said 81.274 acre tract and that certain called 12.565 acre tract described in as "Second Tract" in Instrument to Sam Carlton and Johnny Ray Lowe, recorded under Instrument Number 054190, O.P.R.H.C.T., being the northwesterly corner of the herein described 10.153 acre tract;

THENCE with the southeasterly margin of said SH 7, the northwesterly line of said 81.274 acre tract, the following two (2) courses and distances:

1. North 73°42'02" East, 187.48 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 73°05'28" East, 432.44 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.153 acre tract;

THENCE South 02°40'10" East, severing, said 81.274 acre tract, at a distance of 937.75 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northwesterly margin of County Road 3020 (CR 3020), in all, a total distance of 972.74 feet, to a calculated point in the approximate centerline of said CR 3020, the southeasterly line of said 81.274 acre tract, for the southeasterly corner of the herein described 10.153 acre tract;

THENCE with the approximate centerline of said CR 3020, the southeasterly line of said 81.274 acre tract, the following two (2) courses and distances:

1. South 82°43'29" West, 258.61 feet, to a calculated point for corner;
2. South 84°53'58" West, 92.53 feet, to a calculated point for the southwesterly corner of the herein described 10.153 acre tract;

THENCE North 18°43'19" West, with the westerly line of said 81.274 acre tract, at a distance of 32.71 feet, pass a ½ inch iron rod found in the northwesterly margin of said CR 3020, for the southeasterly corner of that certain tract shown to be owned by James O. Warren, per Houston County Appraisal District (H.C.A.D.) ID Number 16234, in all, a total distance of 456.10 feet, to a ½ inch iron rod found for the common corner of said 81.274 acre tract, said James O. Warren tract, and said 12.565 acre tract, being an angle point in the westerly line of the herein described 10.153 acre tract;

THENCE North 19°41'00" West, 427.21 feet, with the common line between said 81.274 acre tract and said 12.565 acre tract, to the POINT OF BEGINNING;

CONTAINING a computed area of 10.153 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 25, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H605-05_Tract 1.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

October 20, 2021
Date

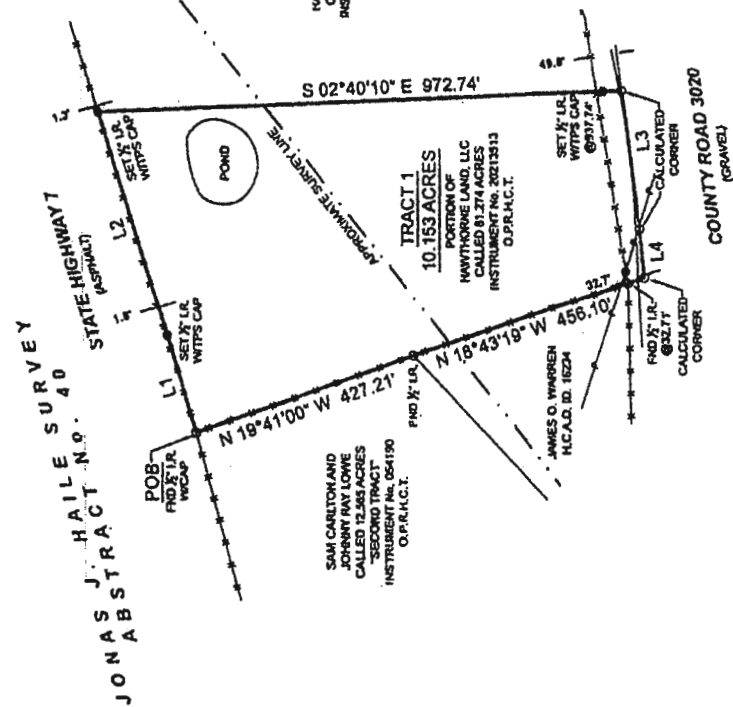


Carey A. Johnson
R.P.L.S. No. 6524

LINE	BEARING	DISTANCE
L1	N 74°55'30" E	111.44
L2	N 74°55'30" E	111.44
L3	S 82°43'27" W	284.81
L4	S 82°43'27" W	284.81

JOHN HAGAN SURVEY
NO. 39
JOHN ABSTRACT

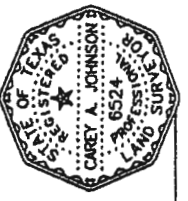
REMAINDER OF
HAYTHORNE LAND, LLC
CONVEYANCE
INSTRUMENT NO. 202113113
O.P.R.L.C.T.



BOUNDARY SURVEY

BEING a 10.153 acre tract of land situated in the John Hagan Survey, Abstract Number 39, and in the James J. Haile Survey, Abstract Number 40, Houston County, Texas, being portion of that certain called 91.274 acre tract described in Instrument to Public Records of the County of Houston, Texas, Instrument No. 202113113 O.P.R.L.C.T., being more particularly described by attached notes and bench description.

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 plat or drawing reflects the findings on the ground of the property at this time and that this survey was made in accordance with the provisions of practice as approved by the Texas Board of Professional Land Surveyors.



Carey A. Johnson
Professional Land Surveyor No. 6524



- SYMBOL LEGEND**
- Overhead Power Line
 - City Wire
 - Wood Fence
 - Wrought Iron Fence
 - Chain-link Fence
 - Wire Fence
 - Pole
 - Telephone Pedestal
 - Water Meter
 - Set Iron Rod w/TFS Cap
 - Flat Iron Rod
 - Filter Overlay Check Marker
 - Pipe Line Marker

The Subject Tract(s) are shown hereon may be subject to the following liens:

- 1) R.O.W. to State of Texas per Vol. 158, Pg. 135, O.P.R.L.C.T.
- 2) R.O.W. to SH 7 / Private Access to Property
- 3) R.O.W. to Mobile Pipe Line Co. per Vol. 471, Pg. 11, O.P.R.L.C.T. (Does not affect)
- 4) R.O.W. to Consolidated Water Supply Corp. per Instrument No. 1200312, O.P.R.L.C.T. (Bench)
- 5) R.O.W. to Consolidated Water Supply Corp. per Instrument No. 1101082, O.P.R.L.C.T. (Bench)
- 6) Taxes, Conditions, and Specifications of a Pipeline Easement per Instrument No. 1506338, O.P.R.L.C.T. (Does not affect)
- 7) R.O.W. to Consolidated Water Supply Corp. per Instrument No. 2020317, O.P.R.L.C.T. (Bench)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Flood Number 482250375D having an effective date of 04/04/2011.

Job No.: 1825-08, Tract 1
 Scale: AS BUILT
 Date: 04/27/2021
 Drawn By: MGS
 Checked By: MGS
 Field Crew: SS
 Reviewer:

Benchmarks shown hereon are based on GPS observations and are referenced to Base of Benchmarks for NAD83, Texas State Plane Coordinate System, Central Zone (4003).

TEXAS
 PROFESSIONAL LAND SURVEYORS, L.L.C.
 3022 N. FRAZIER STREET, CONROE, TX 77385
 PH (281) 796-7440 • FAX (281) 796-7448
 WWW.SURVEYINGPROS.COM
 FIRM REGISTRATION NO. 0008420