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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2025 JUL 15 PM 12:54

July 14, 2025

**NOTICE OF FORECLOSURE SALE**

**Deed of Trust ("Deed of Trust"):**

**Dated:** April 13, 2024

**Grantor:** ~~Lorenzo Aaron Garcia and Lorenzo Botello~~

**Trustee:** Liang Gao

**Lender:** Hawthorne Land, LLC

**Recorded in:** Instrument No. 00158975 of the real property records of Hill County, Texas

**Legal Description:** Being a 12.010 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

**Secures:** Promissory Note ("Note") in the original principal amount of \$250,715.00, executed by Lorenzo Aaron Garcia and Lorenzo Botello ("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 August 13, 2024, recorded in Instrument No. 00159734 of the real property records of Hill County, Texas

**Substitute Trustee:** ~~Donna Stockman,~~ Guy Wiggs, David Stockman, Michele 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, August 5, 2025

**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.

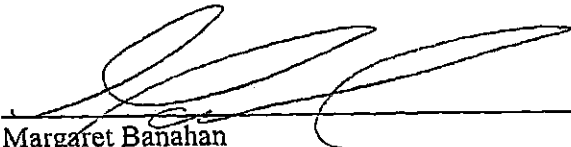
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

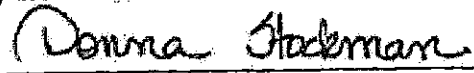
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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.**



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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  
Houston, Texas 77084  
Tel. (281) 394-3122  
Fax (281) 940-2743  
Attorney for Lender



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Donna Stockman, Guy Wiggs, David Stockman,  
Michele 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 6****12.010 ACRES****IN THE EPHRAIM GOSS SURVEY, ABSTRACT NUMBER 346  
HILL COUNTY, TEXAS**

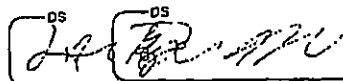
BEING a 12.010 acre tract situated in the Ephraim Goss Survey, Abstract Number 346, Hill County, Texas, being a portion of that certain called 121.240 acre tract described in instrument to Mark L. Morris and L. Rachelle Morris, recorded in Volume 1226, Page 188 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 12.010 acre tract being more particularly described by metes and bounds as follows:

COMMENCING 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., 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, 2090.21 feet, also 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.R.T.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, 2493.32 feet;

THENCE North 58°08'44" East, 1043.36 feet, with the approximate centerline of said County Road 3137, the southeasterly line of said 121.240 acre tract, to a MAG nail set for the POINT OF BEGINNING, being the southwesterly corner of the herein described 12.010 acre tract, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N:10687612.69, E:3318563.65, Texas Central Zone, (4203), grid measurement;

THENCE severing, over and across said 121.240 acre tract the following three (3) courses and distances:

1. North 32°08'14" West, at a distance of 30.00 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 1626.63 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 12.010 acre tract;
2. North 58°08'44" East, 321.89 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 12.010 acre tract;
3. South 32°07'07" East, at a distance of 1596.63 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 1626.63 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 12.010 acre tract;



THENCE South 58°08'44" West, 321.36 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 12.010 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 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 Central Zone (4203), grid measurements.

June 2, 2022  
Date

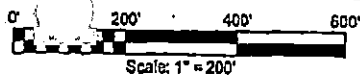


Thomas A. McIntyre  
R.P.L.S. No. 6921

DS DS  
[Signature] [Signature]

LINE	BEARING	DISTANCE
L1	N 58°08'44" E	321.69'
L2	S 58°08'44" W	321.35'
L3	S 58°08'05" W	2690.21'

# EPHRAIM GOSS SURVEY ABSTRACT No. 346



## 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

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO: 2608158-15264  
EFFECTIVE DATE: APRIL 7, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE  
FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT

1. 10% COVENANTS, CONDITIONS, RESTRICTIONS PER VOL. 2234, PG. 543, O.P.R.H.C.T. (UNABLE TO LOCATE DOCUMENT, POSSIBLY INCORRECT RECORDING INFORMATION)
2. 10% ROW EASEMENT PER VOL. 294, PG. 415, O.P.R.H.C.T. (BLANKET)
3. 10% EASEMENT PER VOL. 335, PG. 432, O.P.R.H.C.T. (UNABLE TO LOCATE DOCUMENT, POSSIBLY INCORRECT RECORDING INFORMATION)
4. 10% EASEMENT PER VOL. 336, PG. 537, O.P.R.H.C.T. (BLANKET)
5. 10% EASEMENT PER VOL. 482, PG. 202, O.P.R.H.C.T. (BLANKET)
6. 10% EASEMENT PER VOL. 2233, PG. 212, O.P.R.H.C.T. (DOES NOT AFFECT)
7. 10% EASEMENT PER VOL. 2233, PG. 212, O.P.R.H.C.T. (DOES NOT AFFECT)
8. 10% SETBACK AND UTILITY EASEMENT (AFFECTS AS SHOWN)
9. 10% FENCES LOCATED WITHIN BOUNDARY (AFFECTS AS SHOWN)
10. 10% FENCES LOCATED OUTSIDE BOUNDARY (DOES NOT AFFECT)
11. 10% PIPELINE UNDER, ACROSS AND/OR ALONG BOUNDARY (AFFECTS AS SHOWN)
12. 10% ROADWAY LYING WITHIN BOUNDARY (AFFECTS AS SHOWN)

## TRACT 6 12.010 ACRES

PORTION OF  
HAWTHORNE LAND, LLC  
CALLED 121.120 ACRES  
VOL. 2185, PG. 495  
O.P.R.H.C.T.

REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 121.120 ACRES  
VOL. 2185, PG. 495  
O.P.R.H.C.T.

FND 1/2" I.R.

REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 121.120 ACRES  
VOL. 2185, PG. 495  
O.P.R.H.C.T.

CHARLES C. HANCOCK AND  
MAY P. HANCOCK  
CALLED 10.83 ACRES  
VOL. 1914, PG. 118  
O.P.R.H.C.T.

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

POB  
SET MAG  
NAIL  
N.10697612.89  
E.3318563.65

COUNTY ROAD 3137  
(GRAVEL, 10m.)

POC  
FND 1/2" I.R.

## SURVEYOR'S NOTE

1. ALL VISIBLE EASEMENTS AND SETBACK LINES ARE SHOWN  
HEREON. CHECK WITH THE LOCAL GOVERNING AGENCIES FOR  
ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER  
RESTRICTIONS NOT REFLECTED ON SURVEY. THERE WERE NO  
APPARENT PROTRUSIONS ON THE GROUND OR REFLECTED IN  
THE TITLE COMMITMENT AT THE TIME OF THIS SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100  
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL  
NO. 48211C04260 HAVING AN EFFECTIVE DATE OF 12/07/2019.

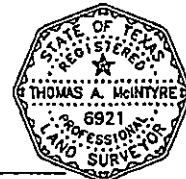
BASIS OF BEARINGS, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED  
ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN  
DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM  
CENTRAL ZONE (TXC-4201), GRID MEASUREMENTS.

PURCHASER: DANIEL P. PAZDO  
ADDRESS: COUNTY RD 3137, MILLEDORO, TX 78845  
SURVEY: EPHRAIM GOSS, A. 346  
AREA: 12.010 ACRES  
COUNTY: HILL

## BOUNDARY SURVEY

BEING A 12.010 ACRE TRACT SITUATED IN THE EPHRAIM GOSS SURVEY, ABSTRACT  
NUMBER 346, HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED  
121.120 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC,  
RECORDED IN VOLUME 2185, PAGE 495 OF THE OFFICIAL PUBLIC RECORDS OF HILL  
COUNTY, TEXAS (O.P.R.H.C.T.) SAID 12.010 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	83595_1769
DATE	03-04-2023
DRAWN BY	AF/TK
CHECKED BY	AJD
FIELD CREW	JW
REVISION 1	06-12-2022
REVISION 2	06-20-2022
REVISION 3	05-01-2023
REVISION 4	

TEXAS  
PROFESSIONAL  
LAND SURVEYOR  
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1001 W. FLATBAY AVENUE - FOWLER, TX 77041  
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WWW.THOMASMCINTYRE.COM  
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