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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2026 JUN 16 AM 11:26

### NOTICE OF FORECLOSURE SALE

June 12, 2026

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

**Dated:** September 5, 2023

**Grantor:** Daniel Felipe Limones Leija and Chaleice Joslanique Limones

**Trustee:** Liang Gao

**Lender:** Hawthorne Land, LLC

**Recorded in:** Instrument No. 00150517 of the real property records of Hill County, Texas

**Legal Description:** Being a 32.657 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 32.657 acre tract being more particularly described by metes and bounds in the attached Exhibit.

**Secures:** Promissory Note ("Note") in the original principal amount of \$352,500.00, executed by Daniel Felipe Limones Leija and Chaleice Joslanique Limones ("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 5, 2023, recorded in Instrument No. 00151500 of the real property records of Hill County, Texas

**Substitute Trustee:** Donna Stockman, Guy Wiggs, David Stockman, Janet Pinder, Jeff Benton, Bonny Mounger, Jamie Dworsky, Angela Brown, Leslie Shuler, Robin Shelton, 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, July 7, 2026
- 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.

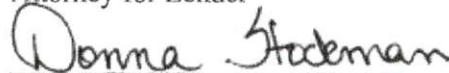
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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  
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1400 Broadfield Blvd., Suite 105  
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Attorney for Lender



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Donna Stockman, Guy Wiggs, David Stockman,  
Janet Pinder, Jeff Benton, Bonny Mounger, Jamie  
Dworsky, Angela Brown, Leslie Shuler, Robin  
Shelton, 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 4

32.657 ACRES

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

BEING a 32.657 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, L.L.C, recorded in Volume 2188, Page 150 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 32.657 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 westerly northwest corner of the herein described 32.657 acre tract, from which a 5/8 inch iron rod with cap found in the northeasterly margin of said 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, 1108.77 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 6654513.62, E: 2391188.79, Texas North Central Zone (4202), grid measurement;

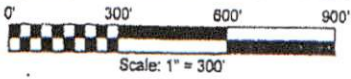
THENCE severing, over and across, said 193.222 acre tract the following two (2) courses and distances:

1. North 59°00'56" East, 1682.31 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 32.657 acre tract;
2. North 31°02'45" West, 1108.74 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 193.222 acre tract and that certain called 23.837 acre tract described in instrument to Mark Janek and Brandy Janek recorded in Volume 1363, Page 479, O.P.R.H.C.T., for the northerly northwest corner of the herein described 32.657 acre tract;

THENCE North 59°00'56" East, with the southeasterly line said 23.837 acre tract, that certain called 18.002 acre tract described in instrument to Gary C. Holland and Amy Leigh Burke recorded in Volume 2042, Page 281, O.P.R.H.C.T. and that certain called 32.201 acre tract described as "Tract III" in instrument to Pustejovsky Land, LLC recorded in Volume 2088, Page 90, O.P.R.H.C.T., common to the northwesterly line of said 193.222 acre tract, at a distance of 67.23 feet, pass a 5/8 inch iron rod with cap stamped "5175" found for the common southerly corner of said 23.837 acre tract and said 18.002 acre tract, in all, a total distance of 1124.69 feet, to a 5/8 inch iron rod found in the southwesterly line of that certain called 166.13 acre tract described in instrument to Robert Edmond Petter, 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 said 32.201 acre tract, being the northeasterly corner of the herein described 32.657 acre tract;

THENCE South 31°38'34" East, 1168.82 feet, with the southwesterly line of said 166.13 acre tract and that certain called 82.528 acre tract described in instrument to Dennis L. Gorik Family Trust recorded in Volume 1642, Page 764, O.P.R.H.C.T., common to the northeasterly line of said 193.222 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 32.657 acre tract;

DS DS  
DFU CW

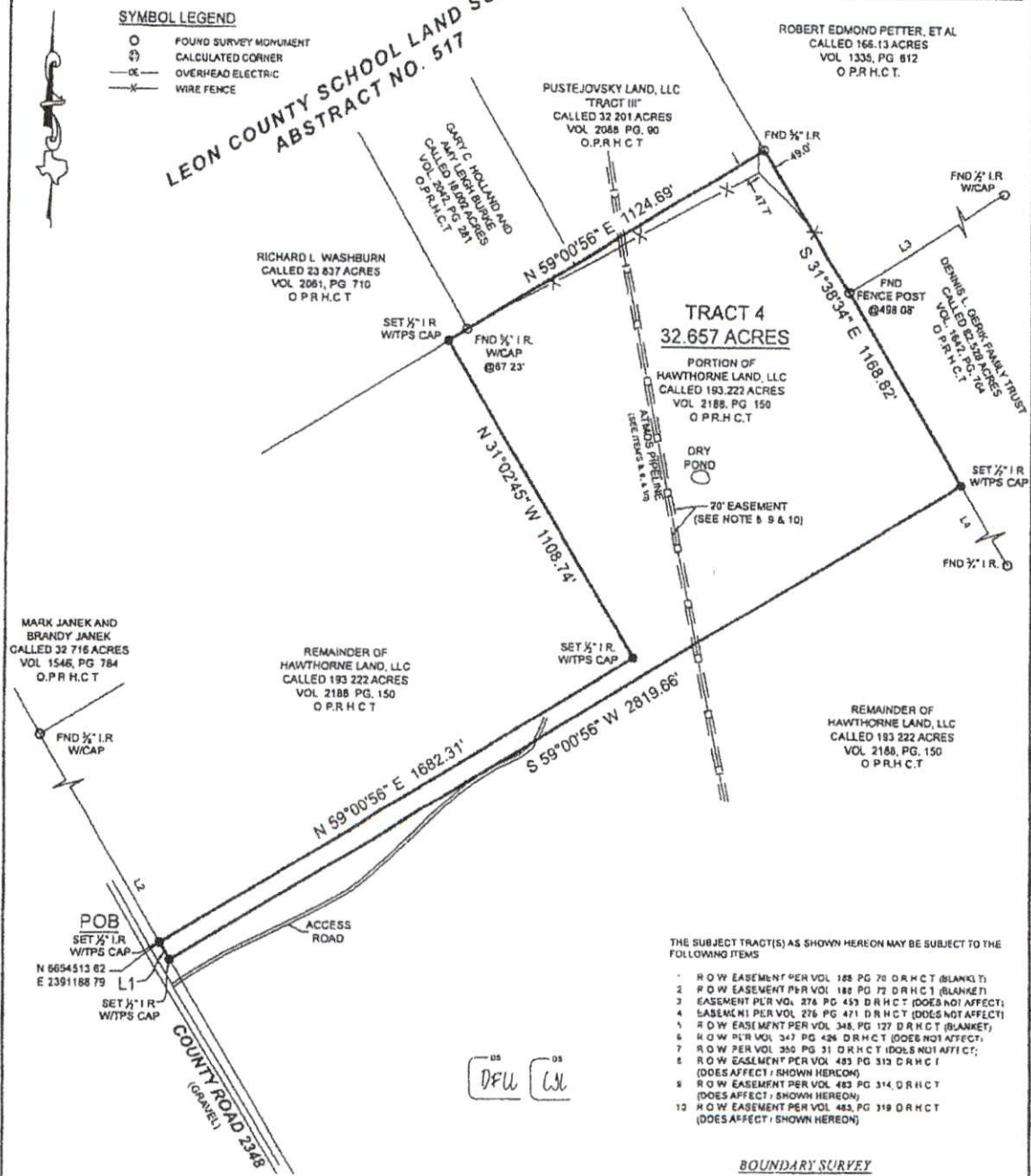


**SYMBOL LEGEND**

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

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

LINE	BEARING	DISTANCE
L1	N 30° 35' 37" W	60.00'
L2	N 30° 35' 37" W	1108.77'
L3	N 59° 23' 34" E	2881.82'
L4	S 31° 30' 34" E	1812.87'



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

1. ROW EASEMENT PER VOL 188 PG 70 D.R.H.C.T. (BLANKET)
2. ROW EASEMENT PER VOL 188 PG 72 D.R.H.C.T. (BLANKET)
3. EASEMENT PER VOL 276 PG 453 D.R.H.C.T. (DOES NOT AFFECT)
4. EASEMENT PER VOL 276 PG 471 D.R.H.C.T. (DOES NOT AFFECT)
5. ROW EASEMENT PER VOL 348 PG 127 D.R.H.C.T. (BLANKET)
6. ROW PER VOL 347 PG 426 D.R.H.C.T. (DOES NOT AFFECT)
7. ROW PER VOL 350 PG 31 D.R.H.C.T. (DOES NOT AFFECT)
8. ROW EASEMENT PER VOL 483 PG 319 D.R.H.C.T. (DOES AFFECT) (SHOWN HEREON)
9. ROW EASEMENT PER VOL 483 PG 314 D.R.H.C.T. (DOES AFFECT) (SHOWN HEREON)
10. ROW EASEMENT PER VOL 483 PG 319 D.R.H.C.T. (DOES AFFECT) (SHOWN HEREON)

**BOUNDARY SURVEY**

BEING A 32.657 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 '83 222 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 32.657 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES 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 THE 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

**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	24018_TR4
DATE	02-20-2022
DRAWN BY	DVB
CHECKED BY	MH
FIELD CREW	RD
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. 48217C04000 HAVING AN EFFECTIVE DATE OF 12/20/2018

**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 (TXNCG-4302), GRID MEASUREMENTS

**TPS TEXAS PROFESSIONAL SURVEYING**  
 1031 N. FRENCH CANYON TRAIL, FORT WORTH, TX 76104  
 PH: 817.784.7647 FAX: 817.784.2408  
 www.surveyingpros.com  
 Form No. 10083400

PURCHASER  
 ADDRESS  
 SURVEY AREA  
 COUNTY

HAWTHORNE LAND, LLC  
 COUNTY ROAD 2348 HILLSBORO, TX 75645  
 LEON COUNTY SCHOOL LAND, A-517  
 32.657 ACRES  
 HILL

THOMAS A. MCINTYRE  
 Registered Professional Land Surveyor No. 6921