

#54
FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2026 APR 14 PM 1:13

NOTICE OF FORECLOSURE SALE

April 13, 2026

Deed of Trust ("Deed of Trust"):

Dated: September 13, 2023

Grantor: Extension of Your Family II LLC

Trustee: Liang Gao

Lender: Hawthorne Land, LLC

Recorded in: Instrument 00150789 of the real property records of Hill County, Texas

Legal Description: BEING a 13.828 acre tract of land situated in the W.B. Jackson Survey, Abstract Number 479, J.W. Bustain Survey, Abstract Number 53, Hill County, Texas, being a portion of that certain called 316.496 acre tract described in instrument to Hawthorne Lane, LLC, recorded in Volume 2249, Page 287 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T), said 13.828 acre tract being more particularly described by mets and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$381,012.00, executed by Extension of Your Family II LLC ("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 13, 2023, recorded in Instrument No. 00151303 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 Brown, David Garvin, Leslie Shuler, Robin Shelton

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

Foreclosure Sale:

- Date:** Tuesday, May 5, 2026
- 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 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.



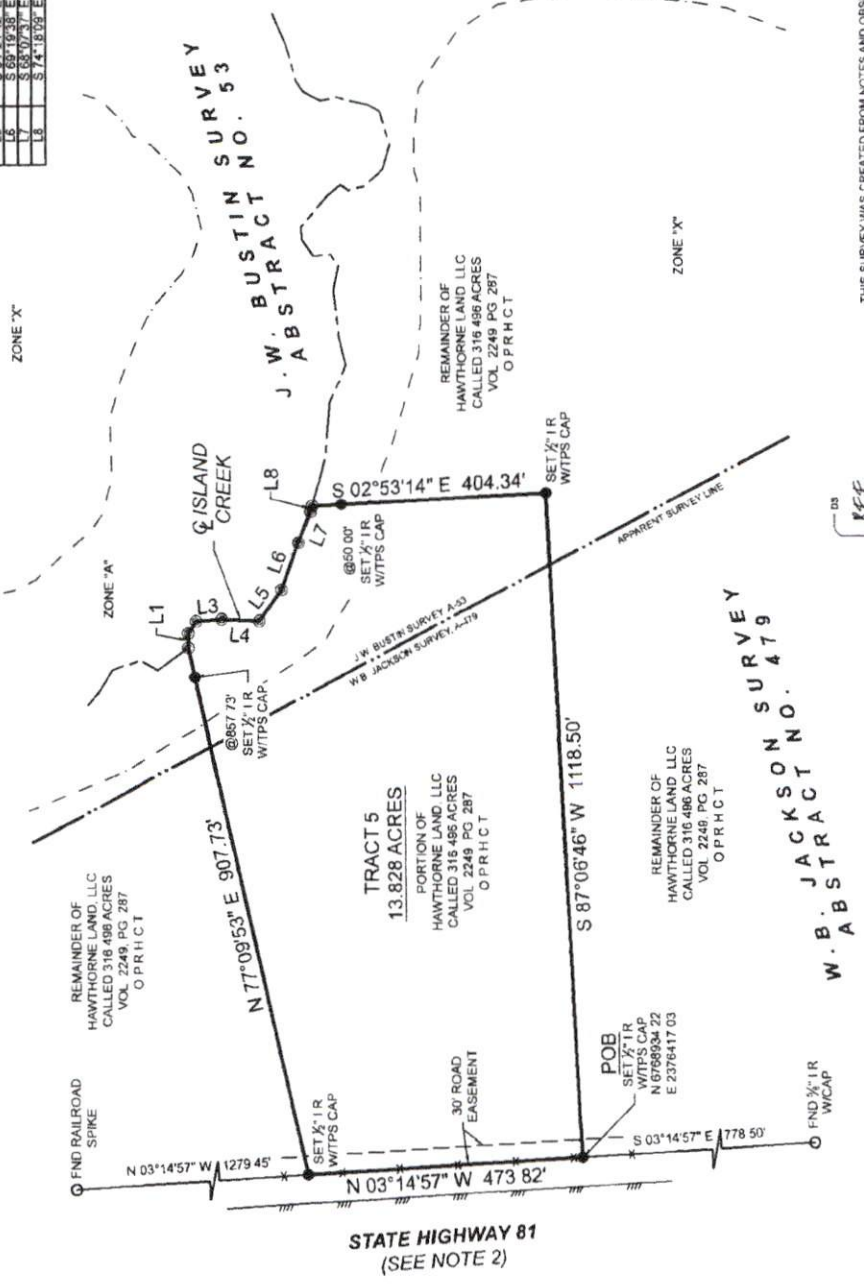
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David Garvin, Leslie Shuler, Robin Shelton
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179



- SYMBOL LEGEND**
- EDGE OF ASPHALT
 - - - - - FEMA APPROXIMATE LIMITS SCALED PER FEMA
 - FLOWLINE
 - WIRE FENCE
 - CALCULATED CORNER
 - FOUND SURVEY MONUMENT
 - SET SURVEY MONUMENT

LINE	BEARINGS	DISTANCE
L1	N 89° 58' 11" E	24.51'
L2	S 74° 18' 09" E	9.75'
L3	S 64° 12' 18" E	44.26'
L4	S 02° 48' 37" W	65.37'
L5	S 54° 21' 42" E	64.72'
L6	S 69° 19' 38" E	83.95'
L7	S 68° 07' 37" E	57.77'
L8	S 74° 18' 09" E	9.75'



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.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

BOUNDARY SURVEY

BEING A 13.828 ACRE TRACT OF LAND SITUATED IN THE W. B. JACKSON SURVEY ABSTRACT NUMBER 479, J. W. BUSTIN SURVEY ABSTRACT NUMBER 53, HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN INSTRUMENT NO. 2249, PG. 287 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 13.828 ACRE TRACT BEING FULLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 45217C0125D HAVING AN EFFECTIVE DATE OF 12/20/2019.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS (ITN-0-8202), U.S. SURVEY FEET AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER..... STATE HIGHWAY 81, ITASCA, TX, 75655
ADDRESS..... WILLIAM B. JACKSON, A-479
SURVEY..... JOSEPH W. BUSTIN, A-53
SUBJECT..... JOSEPH W. BUSTIN, A-53
COUNTY..... HILL

GENERAL NOTES

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT GUARANTEE ACCURACY TO GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.
- RIGHT-OF-WAY DEED GRANTED TO THE STATE OF TEXAS PER VOL. 345, PG. 23, O.P.R.H.C.T. DEED IS FOR U.S. HWY #1, PROVIDES ACCESS TO SUBJECT PROPERTY.

PROJECT NUMBER	36888_178
DATE	04/29/2023
DRAWN BY	ASD
CHECKED BY	MC
FIELD CREW	GR
REVISION 1	2023 N. Frasier Co-Op, Area 77-03 Ph. 330-738-1447 Fax. 336-756-7448
REVISION 2	from No. 4282470
REVISION 3	
REVISION 4	





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 5

13.828 ACRES

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

J. W. BUSTAIN SURVEY, ABSTRACT NUMBER 53

HILL COUNTY, TEXAS

BEING a 13.828 acre tract of land situated in the W. B. Jackson Survey, Abstract Number 479, J. W. Bustain Survey, Abstract Number 53, 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 13.828 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 southwesterly corner of the herein described 13.828 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°14'57" East, 778.50 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 6,768,934.22, E: 2,376,417.03**, North Central Zone (4202), grid measurements;

THENCE North 03°14'57" West, 473.82 feet, with the easterly margin of said State Highway 81, common to 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 northwesterly corner of the herein described 13.828 acre tract, from which a railroad spike found for the northwesterly corner of said 316.496 acre tract bears, North 03°14'57" West, 1279.45 feet;

THENCE North 77°09'53" East, severing over and across said 316.496 acre tract, at a distance of 857.73 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 907.73 feet, to a calculated point in the approximate centerline of Island Creek, being a northeasterly angle corner of the herein described 13.828 acre tract;

THENCE continuing over and across said 316.496 acre tract and with the approximate centerline of said Island Creek, the following eight (8) courses and distances:

1. North 89°58'11" East, 24.51 feet, to a calculated point for corner;
2. South 55°21'37" East, 24.27 feet, to a calculated point for corner;
3. South 04°32'18" East, 44.28 feet, to a calculated point for corner;
4. South 02°45'37" West, 65.37 feet, to a calculated point for corner;
5. South 54°21'42" East, 64.72 feet, to a calculated point for corner;
6. South 69°19'38" East, 83.95 feet, to a calculated point for corner;
7. South 68°07'37" East, 57.27 feet, to a calculated point for corner;
8. South 74°18'09" East, 9.75 feet, to a calculated point for a northeasterly corner of the herein described 13.828 acre tract;

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


1. South 02°53'14" East, at a distance of 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 404.34 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner:
2. South 87°06'46" West, 1118.50 feet, to the **POINT OF BEGINNING** and containing a computed area of 13.828 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_TR5.

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

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