

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

“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.”

Notice of Trustee's Sale

Date: December 6, 2022

Trustee: Stephen Reed

Trustee's Address: 217 W. State Street/P.O. Box 349, Groesbeck, Texas 76642

Mortgagee: John Hawthorne, as his separate property and estate

Note:

dated July 15, 2022, executed by Mark Stanford, a single man to John Hawthorne, as his separate property and estate

Deed of Trust

Date: July 15, 2022

Grantor: Mark Stanford, a single man

Mortgagee: John Hawthorne, as his separate property and estate

Recording information:

Volume 00411, Page 00504, Clerk's Instrument Number 00010795 of the Official Records of Falls County, Texas.

Property:

BEING 2.163 acres, more or less, of the Pedro Zarza Survey, A-81, Falls County, Texas, more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Falls County

Date of Sale (first Tuesday of month): January 3, 2023

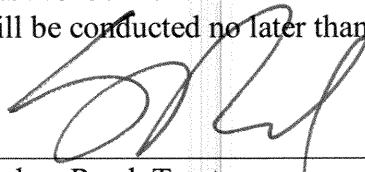
Time of Sale: The earliest time the sale will be held is 11:30 A.M. and said sale will begin no later than 2:30 P.M.

Place of Sale:

South entrance steps leading through the South courthouse door to second floor of the Falls County Courthouse at Marlin, Falls County, Texas or as designated by the County Commissioner's Office or as designated by the County Commissioner's Court.

Stephen Reed is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

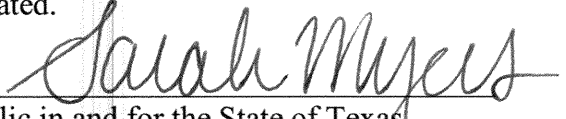
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Stephen Reed, Trustee

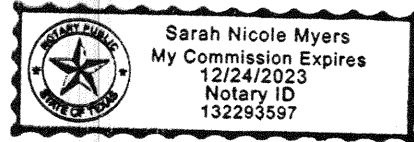
THE STATE OF TEXAS
COUNTY OF LIMESTONE

This instrument was acknowledged before me on this 6th day of December, 2022, by Stephen Reed, in the capacity therein stated.



Notary Public in and for the State of Texas

Prepared by:
Reed & Reed, L.L.P.
Attorneys at Law
217 W. State Street/P.O. Box 349
Groesbeck, Texas 76642





Tibbit Surveying

1-254-718-8134
P.O. BOX 1112
TEMPLE, TX. 76503
TIBBITSURVEYING.COM

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FIELD NOTES FOR A TRACT OF LAND IN FALLS COUNTY, TEXAS.

Being 2.163 Acres, more or less, of the Pedro Zarza Survey, Abstract No. 81, and being all of Lot 106 of Sudduth Subdivision, according to the plat of record in Volume 112, Pages 407-409 of the Official Records of Falls County, Texas, said Lot 106 is conveyed to John Hawthorne in Volume 391, Page 717 of said official records, said Sudduth Subdivision is a division of a 213.61 Acre tract of land described in a deed to Walter H. Sudduth as recorded in Volume 327, Page 883 of the Deed Records of Falls County, Texas;

BEGINNING at the calculated Westernmost or Northwest corner of said Lot 106 and at the Northernmost or Northeast corner of a tract of land called 5 Acres and Lot 22 in a deed to Felipe Rodriguez and Mauro Rodriguez as recorded in Volume 352, Page 763 of said official records and also being in the center of a 60 Ft. public roadway, known as Falls County Road No. 4028, from whence a 1/2 inch iron pin, found, for reference, Brs. N 31° 19' 02" W, 26.26 Feet and a 1/2 inch iron pin, found, at the Northwest corner of said 213.61 Acre tract, Brs. N 47° 21' 33" W, 1188.04 Feet;

THENCE, N 60° 18' 19" E, with the Northwest line of said Lot 106 and along the center of said county road, 325.10 Feet, to the calculated Northernmost or Northeast corner of said Lot 106 and at the Westernmost or Northwest corner of a tract of land called 1 Acre and Lot 107A in a deed to Debbie Goff as recorded in Volume 114, Page 789 of said official records;

THENCE, S 31° 21' 21" E, departing said county road, with a Northeast line of said Lot 106 and the Southwest lines of said Goff Tract and the lands described in a deed to Betty Jo Vieregge as recorded in Volume 245, Page 49 of said official records, at 48.26 Feet, pass a 1/2 inch capped survey monument, set, at fence corner post, on line, and continuing in all 287.88 Feet, to a 1/2 inch capped survey monument, set, at the Easternmost or Southeast fence corner of said Lot 106, in the Southwest line of said Vieregge Tract;

THENCE, S 60° 20' 25" W, with a Southeast line of said Lot 106, 272.98 Feet, to a 1/2 inch capped survey monument, set, at an inner ell corner of said Lot 106;

THENCE, S 31° 21' 21" E, with a Northeast line of said Lot 106, 13.20 Feet, to a calculated outer ell corner of said Lot 106;

THENCE, S 60° 18' 19" W, with a Southeast line of said Lot 106, 52.32 Feet, to the calculated Southernmost or Southwest corner of said Lot 106, in the Northeast line of said Rodriguez Tract, from whence a 1/2 inch capped iron pin, found, at the Easternmost or Southeast corner of said Rodriguez Tract, Brs. S 31° 19' 02" E, 366.34 Feet;

THENCE, N 31° 19' 02" W, with the Southwest line of said Lot 106 and the Northeast line of said Rodriguez Tract, 300.91 Feet, to the PLACE OF BEGINNING containing 2.163 Acres, more or less, of which 0.224 Acres, more or less, are within Falls County Road No. 4028.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and accompanying Plat were prepared from a survey made on the ground, February 14, 2022, the Records of Falls County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 15TH DAY OF FEBRUARY, 2022.

Toby Tibbit

Registered Professional Land Surveyor No. 5496



I hereby certify that this instrument was filed on the date and time stamped herein as set out and was duly recorded in the volume and page in Official Public Records of Falls County, Texas on 02/15/2022 at 10:20AM

Exhibit "A"