

**Notice of Foreclosure Sale**

August 15, 2021

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

FILED FOR RECORDS  
COLORADO COUNTY

2021 AUG 16 PM 2:02

KIMBERLY MENKE  
COUNTY CLERK

*N.D.*

**Dated:** December 27, 2019

**Grantor:** Carlos Ariel Negrón Melendez

**Trustee:** Caroline Ortego

**Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the authorized agent for the Lender or for the mortgage servicer has named and appointed N. Nixon Daughtrey, Jr., Attorney at Law 2525 Robinhood St, Houston, Texas 77005, as Substitute Trustee to act under and by virtue of said Deed of Trust.

**Legal Description:** CALLED TRACT 2: 10.10 ACRES OF LAND, MORE OR LESS, SITUATED IN THE GEORGE SINGLETON SURVEY, (G.H. & H. R.R. CO. SURVEY NO. 28), ABSTRACT NO. 674 IN COLORADO COUNTY, TEXAS, BEING A PART OR PORTION OF A CALLED 155.45 ACRE TRACT OF LAND CONVEYED TO HAWTHORNE VENTURES, LP., IN VOLUME 890, PAGE 114 IN OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

CALLED TRACT 4: 15.41 ACRES OF LAND, MORE OR LESS, SITUATED IN THE GEORGE SINGLETON SURVEY, (G.H. & H. R.R. CO. SURVEY NO. 28), ABSTRACT NO. 674 IN COLORADO COUNTY, TEXAS, BEING A PART OR PORTION OF A CALLED 155.45 ACRE TRACT OF LAND CONVEYED TO HAWTHORNE VENTURES, LP., IN VOLUME 890, PAGE 114 IN OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

COMMONLY KNOWN AS, TBD FM 3013, EAGLE LAKE, TX 77434 AND MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A

**Property Address:** TBD FM 3013, Eagle Lake, TX 77434  
Eagle Lake, Texas 77434

**Recorded at:** Volume 45, Page 600 of the Official Public Records of Colorado County, Texas

**Secures:** Promissory Note ("Note") in the original principal amount of \$337,140.00, executed by Carlos Ariel Negrón Meléndez, ("Borrower") and payable to the order of Lender, Hawthorne Ventures, LP.

**Note ("Note")**

**Original Lender:** Hawthorne Ventures, LP

**Borrower:** Carlos Ariel Negrón Meléndez

**Original Amount:** \$337,140.00

**Guaranty:** The Note is guaranteed by a Guaranty dated December 27, 2019, and executed by Carlos Ariel Negrón Meléndez in favor of Hawthorne Ventures, LP

**Mortgage Servicer:** Texstar Escrow  
5809 Acacia Circle  
El Paso, TX 79912

**Foreclosure Sale**

**Date:** Tuesday, September 7, 2021

**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 11:30 am and not later than three hours thereafter.

**Place:** Colorado County, Texas at the following location: INSIDE THE FOYER OF THE COLORADO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**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 Ventures, LP'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 Ventures, LP, 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 Ventures, LP'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 Ventures, LP'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 Ventures, LP 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 Ventures, LP. 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.

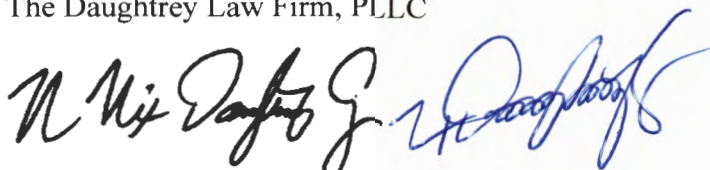
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

The Daughtrey Law Firm, PLLC

A handwritten signature in blue ink, appearing to read "N. Nixon Daughtrey, Jr.", is written over a light blue rectangular background.

By: N. Nixon Daughtrey, Jr.

Attorney at Law

Texas Bar No. 24029503

nixon@daughtreylaw.com

2525 Robinhood St

Houston, Texas 77005

Tel. (713) 669-1498

Fax (832) 565-1366

Substitute Trustee