



## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date** 12/02/2021  
**Grantor(s):** Ebllin Castellanos Mejia and Karen Janeth Alberto  
**Original Payee:** Hawthorne Land, LLC, a Texas Limited Liability Company  
**Deed of Trust** Executed on 12/02/2021, recorded in the public records of  
**Information:** Waller County, Texas, in or under File No. 2114259  
**Current Mortgagee** Texas Capital Loans, LLC, a Delaware Limited Liability  
**Holder:** Company  
**Property County:** Waller County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Waller County, Texas, being more particularly described as **See Exhibit "A" attached hereto and made a part.** (more particularly described in the Loan Documents).

**Date of Sale:** 3/3/2026

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale of Property:** THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by the public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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**

### ACTIVE MILITARY SERVICE NOTICE

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.**

The Mortgagee, whose address is:

Texas Capital Loans, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 2/10/2026



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Megan Randle or Robert Randle or  
Ebbie Murphy or Lucia Cortinas or  
Michelle Figueroa or Enrique  
Loera or Hans-Peter Ludwig or  
Donna Brammer or Katrina  
Rodriguez or Rinki Shah or  
Theresa Phillips or David Cerdá or  
Jose Martinez or Mark Laffaye or  
Alexander Lawson or Maria  
Dabrowska or Lesbia Longoria or  
Emilio Martinez or Miguel Alberto  
Molina Álvarez or  
Tamiriramunashe Cathy Lee  
Machoka or William Koenig or  
Eduardo Silva or Peggy Munoz or  
Kenneth David Fisher or John  
Hodges or Rodolfo Pineda or  
Karina Galvan or Ramon Guajardo  
or Nailah Hicks or Alex Collazo or  
Yajaira Garcia or Jennifer Nava or  
Nicholas Wizig,  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057

Exhibit "A"

**FIELD NOTE DESCRIPTION**

**TRACT 6**

**14.139 ACRES**

**IN THE JUSTO LIENDO SURVEY, ABSTRACT NUMBER 41,  
WALLER COUNTY, TEXAS**

**BEING a 14.139 acre tract of land situated in the Justo Liendo Survey, Abstract Number 41, Waller County, Texas, being a portion of that certain called 137.027 acre tract described in instrument to Hawthorne Land, LLC, recorded under Clerk's File Number 2105603, of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), said 14.139 acre tract being more particularly described by metes and bounds as follows:**

**COMMENCING at a 1 inch iron pipe found in the northeasterly margin of Mannix Road, for the common westerly corner of said 137.027 acre tract and that certain called 328.903 acre tract described as "Tract 1" in instrument to Thomas Reagan Roppe, recorded under Clerk's File Number 1709027, O.P.R.W.C.T.;**

**THENCE South 12°04'46" East, 1,016.52 feet, with the northeasterly margin of said Mannix Road, the southwesterly line of said 137.027 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner and **POINT OF BEGINNING** of the herein described 14.139 acre tract;**

**THENCE severing, over and across said 137.027 acre tract, the following six (6) courses and distances:**

1. South 81°10'10" East, 276.92 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 77°57'04" East, 1,563.63 feet, to 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 12°40'44" East, 346.48 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 77°57'04" West, 1,735.34 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
5. North 12°11'26" West, 294.34 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
6. North 72°36'45" West, 103.41 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin of said Mannix Road, common to the southwesterly line of said 137.027 acre tract, being the westerly southwest corner of the herein described 14.139 acre tract, from which a fence corner post found for reference bears South 12°04'46" East, 65.00 feet;

**THENCE North 12°04'46" West, 100.00 feet, with the northeasterly margin of said Mannix Road, common to the southwesterly margin of said 137.027 acre tract, to the **POINT OF BEGINNING**;**

**CONTAINING a computed area of 14.139 acres of land within this Field Note Description.**

**NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.**

**FILED AND RECORDED**

**Instrument Number: 26-024**

Filing and Recording Date: 02/10/2026 02:06:21 PM Pages: 4 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: