

#95

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE** NOV -1 PM 1:22

Date: November 1, 2024

**Contract for Deed**

Date: January 23, 2002

Seller: D & N Ventures, Inc.

Buyer: Hearl Milholen

Property: All that certain lot, tract or parcel of land being 5.749 acres, Robert F. Fridge Survey, A-295, Hill County, Texas, more particularly described on Exhibit A which is attached hereto and made a part hereof for all purposes.

Recording information: Unrecorded

Trustee: Michael W. McDonald

Trustee's Address: P.O. Box 257, Hillsboro, Texas 76645

Date of Sale (first Tuesday of month): December 3, 2024

Time of Sale: 10:00 a.m.

Place of Sale: East door of the County Courthouse, City of Hillsboro, Hill County, Texas.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

**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.**



Michael W. McDonald, Trustee

D & N VENTURES LOT 7

FIELD NOTES for a lot, tract or parcel of land containing 5.749 acres lying and situated in the Robert F. Fridge Survey A-295 in Hill County, Texas. Said land is a part of that certain 91.988 acre tract described in a deed from Thomas D. Jefferson to D & N Ventures, Inc. as recorded in Volume 909, Page 368 of the Official Public Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set N 59 deg 27 min 0 sec E 840.04 feet from the southwest corner of said 91.988 acre tract, said point being in HCR 4431;

THENCE: N 59 deg 27 min 0 sec E 281.23 feet along said road to a 1/2" iron rod set for corner;

THENCE: N 30 deg 33 min 0 sec W at 13.00 feet pass a 1/2" iron rod set in the north line of said HCR 4431, in all 890.48 feet to a 1.2" iron rod set for corner;

THENCE: S 59 deg 27 min 0 sec W 281.23 feet to a 1/2" iron rod set for corner;

THENCE: S 30 deg 33 min 0 sec E at 876.48 feet pass a 1/2" iron rod set in the north line of said HCR 4431, in all 890.48 feet to the place of beginning, containing 5.749 acres of land of which 0.087 acres are in use as HCR 4431 leaving 5.662 acres net.