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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2024 DEC 17 AM 8:10

NOTICE OF TRUSTEE'S SALE

Date: December 17, 2024

Trustee: Lowell Olsen Dunn

Contract For Deed

Date: November 15, 2021

Seller: Southfork Capital, LLC

Buyer: Ricardo Mata Carrillo and Martha Chavez De-Vazquez

Recording Information: Volume 2148, Page 332, Official Records, Hill County, Texas.

Property:

TRACT 1, BEING 11.471 ACRES SITUATED IN THE D. GOHINE SURVEY, ABSTRACT NO. 321, HILL COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL NECESSARY PURPOSES.

County: Hill

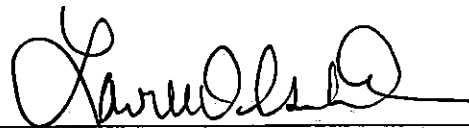
Date of Sale (first Tuesday of month): January 7, 2025

Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.

Place of Sale: The East door of the Hill County Courthouse, 1 North Waco Street, Hillsboro, Texas 76645, or as designated by the County Commissioner's Office or as designated by the County Commissioners Court.

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.

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



Lowell Olsen Dunn, Trustee

EXHIBIT "A"

PROPERTY DESCRIPTION: TRACT 1

BEING A TRACT OF LAND SITUATED IN THE D. GOHINE SURVEY, ABSTRACT NO. 321, HILL COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SOUTHFORK CAPITAL, LLC, RECORDED IN VOLUME 2116, PAGE 833, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (OPRHCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID SOUTHFORK TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 5 IN DEED TO RONALD R. GALUPPO JR, RECORDED IN VOLUME 1178, PAGE 564, OPRHCT AND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CHARLES DOUGLASS, RECORDED IN VOLUME 1623, PAGE 91, OPRHCT AND IN THE APPROXIMATE CENTERLINE OF HILL COUNTY ROAD (HCR) 4350 SOUTH (A VARIABLE WIDTH UNRECORDED ROW);

THENCE N 60°09'20" E, ALONG THE NORTH LINE OF SAID SOUTHFORK TRACT AND THE COMMON SOUTH LINE OF SAID GALUPPO TRACT 5, A DISTANCE OF 833.90 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR A NORTHEAST CORNER OF SAID SOUTHFORK TRACT AND IN THE EAST LINE OF SAID GALUPPO TRACT 5 AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED AS TRACT 4 IN DEED TO RONALD R. GALUPPO JR, RECORDED IN VOLUME 1178, PAGE 564, OPRHCT;

THENCE S 30°31'37" E, ALONG THE EAST LINE OF SAID SOUTHFORK TRACT AND THE COMMON WEST LINE OF SAID GALUPPO TRACT 4 AND THE COMMON WEST LINE OF SAID GALUPPO TRACT, A DISTANCE OF 596.77 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 4" STEEL POST FOUND, BEARS S 30°31'37" E, A DISTANCE OF 596.77 FEET;

THENCE S 59°46'52" W, OVER AND ACROSS SAID SOUTHFORK TRACT, PASSING AT A DISTANCE OF 803.13 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 833.14 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHFORK TRACT AND THE COMMON EAST LINE OF SAID DOUGLASS TRACT AND THE COMMON APPROXIMATE CENTERLINE OF SAID HCR 4350 SOUTH, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID DOUGLASS TRACT, BEARS S 30°35'40" E, A DISTANCE OF 138.85 FEET;

THENCE N 30°35'40" W, ALONG THE WEST LINE OF SAID SOUTHFORK TRACT AND THE COMMON EAST LINE OF SAID DOUGLASS TRACT AND THE APPROXIMATE CENTERLINE OF SAID HCR 4350 SOUTH, A DISTANCE OF 602.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.471 ACRES OF LAND MORE OR LESS.