

#120

FILED
NICOLE WANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 DEC 30 AM 10:59

NOTICE OF TRUSTEE'S SALE

Date: December 29, 2025

Trustee: Lowell Olsen Dunn

Contract For Deed

Date: June 23, 2025

Seller: Southfork Capital, LLC

Buyer: Cristian Ruiz Castillo

Recording Information: Volume 2382, Page 151, Official Records, Hill County, Texas.

Property:

TRACT 2, BEING 12.00 ACRES, CASS COUNTY SCHOOL LAND SURVEY, A.-119, 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): February 3, 2026

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

TRACT 2

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE CASS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 119, HILL COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SOUTHFORK CAPITAL, LLC, RECORDED IN VOLUME 2361, PAGE 623, 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 CORNER IN THE SOUTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON NORTH RIGHT-OF-WAY (ROW) LINE OF STATE HIGHWAY 171 (A CALLED 100' ROW), FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SOUTHFORK CAPITAL TRACT, BEARS N 67°51'24" W, A DISTANCE OF 306.98 FEET;

THENCE N 21°03'51" E, OVER AND ACROSS SAID SOUTHFORK CAPITAL TRACT, A DISTANCE OF 1668.61 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE NORTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROGER E. UMANZOR AND GENOVEVA UMANZOR, RECORDED IN VOLUME 1351, PAGE 836, OPRHCT, FROM WHICH THE NORTHWEST CORNER OF SAID SOUTHFORK CAPITAL TRACT, BEARS N 55°08'39" W, A DISTANCE OF 194.65 FEET AND N 55°08'39" W, A DISTANCE OF 121.00 FEET;

THENCE S 55°08'39" E, ALONG THE NORTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON SOUTH LINE OF SAID UMANZOR TRACT, A DISTANCE OF 329.74 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE S 21°03'51" W, OVER AND ACROSS SAID SOUTHFORK CAPITAL TRACT, A DISTANCE OF 1596.04 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE SOUTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON NORTH ROW LINE OF SAID STATE HIGHWAY 171, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID SOUTHFORK CAPITAL TRACT, BEARS S 67°51'24" E, A DISTANCE OF 1680.73 FEET;

THENCE N 67°51'24" W, ALONG THE SOUTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON NORTH ROW LINE OF SAID STATE HIGHWAY 171, A DISTANCE OF 320.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.000 ACRES OF LAND MORE OR LESS.