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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

2025 MAR -6 PM 4:00

Date: March 4, 2025

Trustee: Lowell Olsen Dunn

Contract For Deed

Date: August 29, 2024

Seller: Southfork Capital, LLC

Buyer: Marco Antonio Palacios

Recording Information: Volume 2335, Page 579, Official Records, Hill County, Texas.

Property:

TRACT 4, BEING 12.00 ACRES SITUATED IN THE J. MCGEE SURVEY, ABSTRACT NO. 557, 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

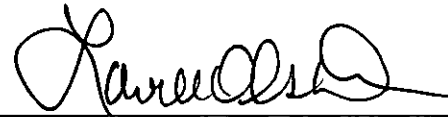
Date of Sale (first Tuesday of month): April 1, 2025

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

TRACT 4
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. MCGEE SURVEY, ABSTRACT NO. 557, HILL COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT 5 IN DEED TO SOUTHFORK CAPITAL LLC, RECORDED IN VOLUME 2313, PAGE 163, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (OPRHCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND IN THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO LARRY DON PAYNE, RECORDED IN VOLUME 1869, PAGE 793, OPRHCT AND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 3361 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PAYNE TRACT, BEARS S 60°01'44" W, A DISTANCE OF 822.81 FEET;

THENCE N 60°01'44" E, ALONG THE NORTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND IN THE COMMON SOUTH LINE OF SAID PAYNE TRACT AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 3361, A DISTANCE OF 246.92 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID SOUTHFORK CAPITAL TRACT, BEARS N 60°01'44" E, A DISTANCE OF 770.02 FEET;

THENCE OVER AND ACROSS SAID SOUTHFORK CAPITAL TRACT, AS FOLLOWS:

S 32°38'29" E, PASSING AT A DISTANCE OF 30.03 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 2194.10 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 89°29'20" W, A DISTANCE OF 294.60 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 32°38'29" W, PASSING AT A DISTANCE OF 2014.46 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 2044.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.000 ACRES OF LAND MORE OR LESS.
