

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 FEB -3 AM 10:19

NOTICE OF TRUSTEE'S SALE**Date:** February 3, 2026**Trustee:** Lowell Olsen Dunn or Colby W. Karhan**Contract For Deed****Date:** February 16, 2025**Seller:** Southfork Capital, LLC**Buyer:** William Vaughn Cheek, Jr.**Recording Information:** Volume 2361, Page 433, Official Records, Hill County, Texas.**Property:**

TRACTS I and II, BEING 11.000 ACRES EACH, O. RILEY SURVEY, A.-765, 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):** March 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 I

BEING A 11.000 ACRE TRACT OF LAND SITUATED IN THE O. RILEY SURVEY, ABSTRACT NUMBER 765, HILL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 77.68 ACRE TRACT OF LAND DESCRIBED BY DEED TO SOUTHFORK CAPITAL LLC, RECORDED IN VOLUME 2344, PAGE 384, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 77.68 ACRE TRACT, BEING ON THE SOUTHEAST LINE OF A CALLED 528.469 ACRE TRACT OF LAND DESCRIBED BY DEED TO JIMMY D. LEHMANN, RECORDED IN VOLUME 1911, PAGE 620, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING AT AN EXTENSION OF APPROXIMATE CENTERLINE OF COUNTY ROAD 3416, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 59 DEGREES 24 MINUTES 55 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 77.68 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 528.469 ACRE TRACT, A DISTANCE OF 2048.19 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 77.68 ACRE TRACT, SAME BEING THE WESTERNMOST CORNER OF A CALLED 198.89 ACRE TRACT OF LAND DESCRIBED BY DEED TO MIKEL STEPHENSON AND CARLA STEPHENSON, RECORDED IN VOLUME 1933, PAGE 568, DEED RECORDS, HILL COUNTY, TEXAS;

THENCE SOUTH 31 DEGREES 03 MINUTES 17 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 77.68 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 198.89 ACRE TRACT, A DISTANCE OF 233.96 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE EASTERNMOST CORNER OF SAID CALLED 77.68 ACRE TRACT BEARS SOUTH 31 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 942.33 FEET;

THENCE SOUTH 59 DEGREES 24 MINUTES 55 SECONDS WEST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID CALLED 77.68 ACRE TRACT, A DISTANCE OF 2048.13 FEET, TO A MAG NAIL SET ON THE SOUTHWEST LINE OF SAID CALLED 77.68 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 3416, FROM WHICH A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID CALLED 77.68 ACRE

TRACT BEARS SOUTH 31 DEGREES 04 MINUTES 07 SECONDS EAST, A DISTANCE OF 1915.51 FEET;

THENCE NORTH 31 DEGREES 04 MINUTES 07 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 77.68 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 233.96 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 11.000 ACRES OR 479,167 SQUARE FEET OF LAND, MORE OR LESS.

TRACT II

BEING A 11.000 ACRE TRACT OF LAND SITUATED IN THE O. RILEY SURVEY, ABSTRACT NUMBER 765, HILL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 77.68 ACRE TRACT OF LAND DESCRIBED BY DEED TO SOUTHFORK CAPITAL LLC, RECORDED IN VOLUME 2344, PAGE 384, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE SOUTHWEST LINE OF SAID CALLED 77.68 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 3416, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID CALLED 77.68 ACRE TRACT BEARS SOUTH 31 DEGREES 04 MINUTES 07 SECONDS EAST, A DISTANCE OF 1681.55 FEET;

THENCE NORTH 31 DEGREES 04 MINUTES 07 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 77.68 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 233.96 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 77.68 ACRE TRACT BEARS NORTH 31 DEGREES 04 MINUTES 07 SECONDS WEST, 233.96 FEET;

THENCE NORTH 59 DEGREES 24 MINUTES 55 SECONDS EAST, DEPARTING SAID SOUTHWEST LINE AND OVER AND ACROSS SAID CALLED 77.68 ACRE TRACT, A DISTANCE OF 2048.13 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" ON THE NORTHEAST LINE OF SAID CALLED 77.68 ACRE TRACT, BEING ON THE SOUTHWEST LINE OF A CALLED 198.89 ACRE TRACT OF LAND DESCRIBED BY DEED TO MIKEL STEPHENSON AND CARLA STEPHENSON, RECORDED IN VOLUME 1933, PAGE 568, DEED RECORDS, HILL COUNTY, TEXAS, FROM WHICH A 6" WOOD FENCE CORNER POST FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 77.68 ACRE TRACT BEARS NORTH 31 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 233.96 FEET;

THENCE SOUTH 31 DEGREES 03 MINUTES 17 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 77.68 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 198.89 ACRE TRACT, A DISTANCE OF 233.96 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE EASTERNMOST

CORNER OF SAID CALLED 77.68 ACRE TRACT BEARS SOUTH 31 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 708.37 FEET;

THENCE SOUTH 59 DEGREES 24 MINUTES 55 SECONDS WEST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID CALLED 77.68 ACRE TRACT, A DISTANCE OF 2048.07 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 11.000 ACRES OR 479,154 SQUARE FEET OF LAND, MORE OR LESS.