

#23

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2023 MAY -8 AM 9:07

NOTICE OF TRUSTEE'S SALE

Date: April 26, 2023
Trustee: Lowell Olsen Dunn

Contract For Deed

Date: October 23, 2021
Seller: Southfork Capital, LLC
Buyer: Humberto Serrano Moreira and Adma Lud Izaguirre Cortes
Recording Information: Volume 2143, Page 202, Official Records, Hill County, Texas.
Property:

BEING A TRACT OF LAND SITUATED IN THE A. FREDERICK SURVEY, ABSTRACT NO. 315, THE H. YOUNG SURVEY, ABSTRACT NO. 1024, AND THE D. BOILES SURVEY, ABSTRACT NO. 66, HILL COUNTY TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SOUTHFORK CAPITAL, LLC, RECORDED IN VOLUME 2128, PAGE 138, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY TEXAS (OPRHCT), AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID SOUTHFORK TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CAROLYN SUE SCHAFFER, RECORDED IN VOLUME 1850, PAGE 142, OPRHCT AND A COMMON NORTHWEST CORNER OF A CALLED 110.37 ACRE TRACT OF LAND DESCRIBED IN DEED TO G. MICHAEL FARQUHAR AND LINDA FARQUHAR, RECORDED IN VOLUME 796, PAGE 381, OPRHCT, AND IN THE SOUTH RIGHT-OF-WAY (ROW) OF SAID HCR 2418, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID SCHAFFER TRACT, BEARS N 30°06'45" W, A DISTANCE OF 1370.81 FEET;

THENCE S 30°10'01" W, ALONG A SOUTH LINE OF SAID SOUTHFORK TRACT AND A COMMON NORTH LINE OF SAID FARQUHAR 110.37 ACRE TRACT, A DISTANCE OF 100.67 FEET TO A FENCE POST FOUND FOR ANGLE CORNER OF SAID SOUTHFORK TRACT AND A COMMON NORTHWEST CORNER OF SAID FARQUHAR 110.37 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A CALLED 30.16 ACRE TRACT OF LAND DESCRIBED IN DEED TO G. MICHAEL FARQUHAR AND LINDA FARQUHAR, RECORDED IN VOLUME 1892, PAGE 183, OPRHCT AND IN THE SOUTH ROW LINE OF SAID HCR 2418;

THENCE S 60°07'17" W, ALONG A SOUTH LINE OF SAID SOUTHFORK TRACT AND THE COMMON NORTH LINE OF SAID FARQUHAR 30.16 ACRE TRACT, AND THE SOUTH ROW LINE OF SAID HCR 2418, A DISTANCE OF 589.74 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "XRCS" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PLS 5614" FOUND FOR THE NORTHWEST CORNER OF SAID FARQUHAR 30.16 ACRE TRACT, BEARS S 60°07'17" W, A DISTANCE OF 579.51 FEET;

THENCE N 29°27'00" W, OVER AND ACROSS SAID SOUTHFORK TRACT, A DISTANCE OF 652.65 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT "A" IN DEED TO JILL ALLYSON BURLESON, RECORDED IN VOLUME 1575, PAGE 842, OPRHCT, BEARS N 60°33'00" E. A DISTANCE OF 1688.03 FEET;

THENCE N 60°33'00" E, OVER AND ACROSS SAID SOUTHFORK TRACT, PASSING AT A DISTANCE OF 639.66 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 669.66 FEET TO A POINT IN AN EAST LINE OF SAID SOUTHFORK TRACT AND THE COMMON WEST LINE OF SAID SCHAFFER TRACT, AND IN THE APPROXIMATE CENTERLINE OF SAID HCR 2418;

THENCE S 30°06'45" E, ALONG AN EAST LINE OF SAID SOUTHFORK TRACT AND THE COMMON WEST LINE OF SAID SCHAFFER TRACT, AND THE APPROXIMATE CENTERLINE OF SAID HCR 2418, A DISTANCE OF 597.36 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.000 ACRES OF LAND, MORE OR LESS.

County: Hill

Date of Sale (first Tuesday of month): June 6, 2023

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