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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 AUG -5 AM 11:20

NOTICE OF TRUSTEE'S SALE

Date: August 5, 2025

Trustee: Lowell Olsen Dunn or Colby W. Karhan

Contract For Deed

Date: August 24, 2024

Seller: Southfork Capital, LLC

Buyer: Mirea Tranquilino

Recording Information: Volume 2343, Page 486, Official Records, Hill County, Texas.

Property:

TRACT 6, BEING 11.00 ACRES SITUATED IN THE LAWRENCE COPELAND SURVEY, ABSTRACT NO. 115, 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

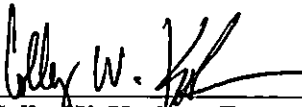
Date of Sale (first Tuesday of month): September 2, 2025

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.



Colby W. Karhan, Trustee

EXHIBIT "A"

TRACT 6

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. CONVENT STREET, P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

LEGAL DESCRIPTION

11.00 Acres

Lawrence Copeland Survey, Abstract No. 115
Hill County, Texas

All that certain tract or parcel of land lying and situated in the Lawrence Copeland Survey, Abstract No. 115, Hill County, Texas, being a portion of that certain tract of land described as 99.08 acres in the General Warranty Deed With Vendor's Lien from Seana Sawyer Bone to Southfork Capital, LLC, dated June 29, 2023, recorded in Volume 2267, Page 275 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:

COMMENCING at an unmarked point lying in County Road 3350 S on the westerly line of that certain tract of land described as Tract 3 and called 20.899 acres in the Contract for Deed between Southfork Capital LLC and Luis Alberto Orellan Cortes and Maria Marivel Trevino Amador, executed November 13, 2020, recorded in Volume 2084, Page 342 of the Official Public Records of Hill County, Texas, being the northeast corner of said 99.08 acre tract for an approximate interior ell corner of said Copeland Survey and for the approximate southeast corner of the Joseph Barbee Survey, Abstract No. 57, Hill County, Texas, being the southeast corner of that certain tract of land described as Tract 11 and called 137.66 acres in the Deed to Billy Melton Horn, Jr., dated April 22, 2021, recorded in Volume 2105, Page 811 of the Official Public Records of Hill County, Texas;

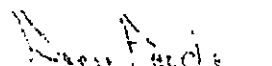
THENCE South 29 degrees 51 minutes 54 seconds East 843.39 feet to an unmarked point lying in said County Road on the easterly line of said 99.08 acre tract, being the westerly line of that certain tract of land described as Tract 4 and called 20.980 acres in the Contract for Deed between Southfork Capital LLC and Maria Lopez De Los Angeles and Maria Cuz Lopez, executed November 25, 2020, recorded in Volume 2084, Page 352 of the Official Public Records of Hill County, Texas, being the northeast corner and the POINT OF BEGINNING of the herein described tract;

THENCE South 30 degrees 22 minutes 43 seconds East (directional control line) generally along said County Road, along the common line between said 99.08 acre tract and said Tract 4 at 235.15 feet to an unmarked point, from which a 5/8" steel rebar found disturbed for the southwest corner of said Tract 4 bears South 30 degrees 22 minutes 43 seconds East 11.64 feet;

THENCE South 59 degrees 41 minutes 38 seconds West over and across said 99.08 acre tract, at 25 feet passing a 1/2" steel rebar capped "PeeDe Assoc" set for reference, continuing in all 1686.89 feet to a 1/2" steel rebar set capped "PeeDe Assoc" lying in the westerly line of said 99.08 acre tract, being the easterly line of that certain tract of land described as Tract 1 and called 132 acres in said General Warranty Deed to Billy Melton Horn, Jr., recorded in said Volume 2105, Page 811 of the Official Public Records of Hill County, Texas;

THENCE North 30 degrees 18 minutes 22 seconds West along the common line between said 99.08 acre tract and said 132 acre tract, 283.01 feet to a 1/2" steel rebar set capped "PeeDe Assoc", said corner bears South 30 degrees 18 minutes 22 seconds East 860.72 feet from a 12" wood fence corner post found lying in the southerly line of said 137.66 acre tract for the approximate southerly line of said Barbee Survey for an approximate northerly line of said Copeland Survey, being the northeast corner of said 132 acre tract and the northwest corner of said 99.08 acre tract;

THENCE North 59 degrees 37 minutes 17 seconds East over and across said 99.08 acre tract, at 1661.53 feet passing a 1/2" steel rebar capped "PeeDe Assoc" set for reference, continuing in all 1686.53 feet to the point of beginning and containing 11.00 acres of land as surveyed on the ground on June 15, 2023, as Job Number 060723P-16 by PeeDe & Associates Land Surveyors, Ltd


Downy PeeDe, RPLS No. 5137
Job No. 060723P-16

