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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 JUL -2 AM 9:47

NOTICE OF TRUSTEE'S SALE

Date: June 30, 2026
Trustee: Lowell Olsen Dunn

Contract For Deed

Date: November 4, 2022
Seller: Southfork Capital, LLC
Buyer: Juan Aaron Almanza Gallegos and Juan Almanza Villa
Recording Information: Volume 2229, Page 300, Official Records, Hill County, Texas.
Property:

TRACT 8, BEING 11.000 ACRES, R. MONTGOMERY SURVEY, A.-578, 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): August 4, 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, Hill County, Texas, 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

EXHIBIT "A"

TRACT 8

BEING A 11.000 ACRE TRACT OF LAND SITUATED IN THE R. MONTGOMERY SURVEY, ABSTRACT NUMBER 578, HILL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 311.324 ACRE TRACT OF LAND DESCRIBED BY DEED TO SOUTHFORK CAPITAL, LLC, RECORDED IN VOLUME 1893, PAGE 603, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A MAG NAIL SET AT THE WESTERNMOST CORNER OF SAID CALLED 311.324 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF A CALLED 160.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO WILLIAM AND ANITA TUFTS 2019 LIVING TRUST, RECORDED IN VOLUME 2015, PAGE 684, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 4260, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A MAG NAIL FOUND BEARS FOR REFERENCE SOUTH 59 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 721.22 FEET, AND FROM WHICH A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 160.00 ACRE TRACT BEARS SOUTH 59 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 2623.62 FEET, AND FROM WHICH AN AXLE FOUND BEARS FOR REFERENCE SOUTH 21 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.91 FEET;

THENCE NORTH 59 DEGREES 19 MINUTES 40 SECONDS EAST, ALONG THE LOWER NORTH LINE OF SAID CALLED 311.324 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE 1967.92 FEET, TO A MAG NAIL SET AT AN ELL CORNER IN SAID NORTHWEST LINE, BEING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 4260 AND COUNTY ROAD 4261, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 30 DEGREES 04 MINUTES 19 SECONDS WEST, CONTINUING ALONG SAID NORTHWEST LINE, AND WITH SAID CENTERLINE, A DISTANCE OF 519.19 FEET, TO A MAG NAIL SET AT AN ANGLE POINT IN SAID NORTHWEST LINE, FROM WHICH A 1" SQUARE BOLT FOUND BEARS NORTH 56 DEGREES 06 MINUTES 24 SECONDS WEST, A DISTANCE OF 12.51 FEET;

THENCE NORTH 59 DEGREES 44 MINUTES 25 SECONDS EAST, CONTINUING ALONG SAID NORTHWEST LINE AND WITH SAID CENTERLINE, A DISTANCE OF 1437.06 FEET, TO A MAG NAIL SET, BEING THE **POINT OF BEGINNING**;

THENCE NORTH 59 DEGREES 44 MINUTES 25 SECONDS EAST, CONTINUING ALONG SAID NORTHWEST LINE, A DISTANCE OF 479.02 FEET, TO A MAG NAIL SET;

THENCE SOUTH 30 DEGREES 15 MINUTES 35 SECONDS EAST, DEPARTING SAID NORTHWEST LINE AND OVER AND ACROSS SAID CALLED 311.324 ACRE TRACT, A DISTANCE OF 1000.30 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE SOUTH 59 DEGREES 44 MINUTES 25 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 311.324 ACRE TRACT, A DISTANCE OF 479.02 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FROM WHICH A 2" STEEL FENCE CORNER POST FOUND AT THE SOUTHERNMOST CORNER OF SAID CALLED 311.324 ACRE TRACT BEARS SOUTH 32 DEGREES 43 MINUTES 52 SECONDS WEST, A DISTANCE OF 3805.92 FEET;

THENCE NORTH 30 DEGREES 15 MINUTES 35 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 311.324 ACRE TRACT, A DISTANCE OF 1000.30 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 11.000 ACRES OR 479,164 SQUARE FEET OF LAND, MORE OR LESS.