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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2026 JUL -2 AM 9: 47

NOTICE OF TRUSTEE'S SALE

Date: June 29, 2026
Trustee: Lowell Olsen Dunn

Contract For Deed

Date: September 12, 2024
Seller: Southfork Capital, LLC
Buyer: Francisco Javier Becerra Vargas and Olga Medellin
Recording Information: Volume 2337, Page 237, Official Records, Hill County, Texas.
Property:

TRACT 16, BEING 11.100 ACRES, J. MCGEE SURVEY, A.-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): 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 16
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 TRACTS 1, 2 AND 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 IN THE WEST LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO STREET AUSTIN VENTURES, LLC, RECORDED IN VOLUME 2217, PAGE 813, OPRHCT AND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 3369 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY);

THENCE N 64°09'49" W, ALONG THE WEST LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON EAST LINE OF SAID STREET AUSTIN VENTURES TRACT 1 AND THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 3369, A DISTANCE OF 418.28 FEET TO A POINT FOR CORNER;

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

N 65°45'08" E, PASSING AT A DISTANCE OF 39.11 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1618.63 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 32°18'38" E, A DISTANCE OF 324.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 65°45'08" W, PASSING AT A DISTANCE OF 1356.57 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1395.69 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.100 ACRES OF LAND MORE OR LESS.