

# 55

NOTICE OF TRUSTEE'S SALE

FILED 9:00 A M

**Date:** November 18, 2020

**Trustee:** Lowell Olsen Dunn

NOV 19 2020

**Contract For Deed**

Nicole Tanner  
CLERK COUNTY, HILL COUNTY TEXAS  
BY Mood DEPUTY

**Date:** September 29, 2018

**Seller:** Southfork Capital, LLC

**Buyer:** Tomas Ledesma and Deann Ledesma

**Recording Information:** Volume 1985, Page 409, Real Property Records of Hill County, Texas.

**Property:** All that certain lot, tract or parcel of land, being 32.00 acres situated in the W. Powers Survey, Abstract No. 703, in Hill County, Texas, and being more particularly described in Sheriff's Deed, dated May 1, 2018, recorded in Volume 1954, Page 62, Real Property Records of Hill County, Texas, reference to which Deed is hereby made for more complete description thereof.

**County:** Hill

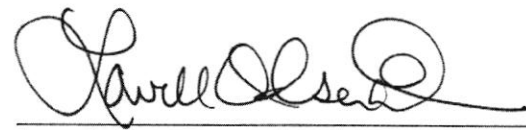
**Date of Sale (first Tuesday of month):** January 5, 2021

**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**