

NOTICE OF SHERIFF'S SALE

2024 DEC 12 PM 2:08

THE STATE OF TEXAS §
 §
COUNTY OF BOWIE §

THIS NOTICE OF SHERRIF'S SALE IS GIVEN by virtue of an Order of Sale issued on October 31, 2024, pursuant to the Judgment rendered on March 25, 2024 by 102nd Judicial District Court in Bowie County, Texas, in Cause No. 22C1118-102 styled LEESA C. HOUCHENS V. FIRST NATIONAL BANK OF HUGHES SPRINGS on October 28, 2022, I will on January 7, 2025, seize and levy on the first Tuesday in January, 2025, against all legal interest and/or right of all defendants subject to said Judgment upon the following described tracts or parcels of land:

LEGAL DESCRIPTION

Being a tract of land located in the J.S. HERRING SURVEY, Abstract No. 263, Bowie County, Texas, and being a part of the remainder of a called 48.000 acre tract conveyed to Robert E. Rachel, SR in a Deed found in Volume 684, Page 715 of the Deed Records of Bowie County, Texas, and part of a called 0.108 acre tract conveyed to Robert E. Rachel, SR in a Deed found in Volume 1830, Page 341 of the Real Property Records of Bowie County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the northeast corner of a called 2.000 acre tract conveyed to Willie D. Rachel in a Deed found in Volume 5232, Page 250 of the Real Property Records of Bowie County, Texas, the same being an ell corner of said 48.000 acre tract and lying in a west line of a 69.6108 acre tract surveyed this April 21, 2014 (which contains (1) part of the remainder of said 48.000 acre tract; (2) all of a called 26.269 acre tract conveyed to Robert. E. Rachel and wife, Rose M. Rachel in a Deed found in Volume 2516, Page 86 of the Real Property Records of Bowie County, Texas; and (3) part of said 0.108 acre tract (V1830, P341 RPRBCT);

Thence South 87°44'28" West along the north line of said 2.000 acre tract and a south line of said 48.000 acre tract, and at a distance of 323.60 feet passing a 1/2" iron rod with a cap marked "TEX 5080" found, then continuing on for a total distance of 348.54 feet to a 30d nail found in the centerline of County Road No. 1204 at the northwest corner of said 2.000 acre tract, the same lying in the east line of a called 40 acre tract conveyed to Maud Independent School District in a Deed found in Volume 497, Page 332 of the Deed Records of Bowie County, Texas, from which a 30d nail found in the centerline of CR 1204, the east line of said 40 acre tract, and

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at the southwest corner of said 2.000 acre tract bears South 02°14'11" East a distance of 250.04 feet;

Thence North 02°14'11" West along the centerline of CR 1204, the east line of said 40 acre tract, and a west line of said 48.000 acre tract for a distance of 594.91 feet to a bridge nail set at the most northerly northwest corner of the remainder of said 48.000 acre tract, the same being the southwest corner of a called 0.108 acre tract conveyed to William Mac Rachel in a Deed found in Volume 1830, Page 344 of the Real Property Records of Bowie County, Texas, from which the northwest corner of said 0.108 acre tract (V1830, P344 RPRBCT) and the southwest corner of a called 2.00 acre tract conveyed to Paul Austin and wife, Shirley Austin in a Deed found in Volume 2585, Page 182 of the Real Property Records of Bowie County, Texas bears North 02°14'11" West a distance of 14.77 feet, a 1 1/4" iron pipe found on the north line of said 0.108 acre tract (V1830, P344 RPRBCT) and the south line of said 2.00 acre tract bears North 54°37'03" East a distance of 25.62 feet, the northeast corner of said 40 acre tract bears North 02°14'11" West a distance of 441.65 feet, and a 36" oak tree fence corner found on the north line of said 40 acre tract bears North 02°14'11" West 441.65 feet and South 87°45'49" West 16.70 feet;

Thence North 89°48'05" East along a north line of the remainder of said 48.000 acre tract and the south line of said 0.108 acre tract (V1830, P344 RPRBCT), and at a distance of 19.08 feet passing an 8" wooden post, then continuing on and at a distance of 30.50 feet passing a 1/2" iron rod with a cap marked "McNutt" set in the eastern right-of-way line of CR 1204, then continuing on for a total distance of 335.21 feet to a 1 1/4" iron pipe found at the southeast corner of said 0.108 acre tract (V1830, P344 RPRBCT) and the most westerly corner of said 0.108 acre tract (V1830, P341 RPRBCT), the same lying in a south line of the remainder of a called 65.256 acre tract conveyed to William Mac Rachel in a Deed found in Volume 684, Page 712 of the Deed Records of Bowie County, Texas;

Thence South 70°42'40" East along the north line of said 0.108 acre tract (V1830, P341 RPRBCT) and a south line of the remainder of said 65.256 acre tract for a distance of 46.85 feet to a point for corner inside an 8 1/2" wooden post at a northwest corner of said 69.6108 acre tract and the most westerly corner of said 26.269 acre tract;

Thence South 00°48'12" West along a west line of said 69.6108 acre tract, and at a distance of 0.08 feet passing the south line of said 0.108 acre tract (V1830, P341 RPRBCT) and the north line of the remainder of said 48.000 acre tract, the same still lying inside said 8" wooden post, then continuing on for a total distance of 566.46 feet to the place of beginning, and containing a total of 4.9082 acres of land,

with 0.4255 acres lying in the right-of-way of CR 1204, leaving a net acreage of 4.4827 acres of land.

Property Address: 435 County Road 1204, Maud, Texas 75567

On January 7, 2025, on the front steps of the Bowie County Courthouse at 710 James Bowie Drive, New Boston, Texas 75570, between the hours of 10:00am and 4:00pm, on said day, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendant in such suit and to the above-described real property. I will offer for sale and sell at public auction, for cash to satisfy said Judgment plus accrued penalties, interests and attorney's fees totaling \$156,359.90 plus all post judgment interest, court costs and costs of sale awarded therein due on said tracts and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs. This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THIS PROPERTY IS SOLD "AS IS", WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED, NEITHER THE SELLER NOR SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

SIGNED this 12 day of December, 2025.



Bowie County Sheriff's Office
Deputy Eric Mcmillian