

2024 OCT 24 AM 10:29

Notice of Sheriff's Sale

THE STATE OF TEXAS)
COUNTY OF BOWIE)

THIS NOTICE OF FORECLOSURE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a. by virtue of an Order of Sale issued on September 24, 2024, pursuant to the Judgment rendered on August 29, 2022 by the 102nd Judicial District Court in Bowie County, Texas, in Cause No. 19C0237-102 styled FNA DZ, LLC vs. KIMBERLY COOK, ET AL, on September 27, 2024, I levied, 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: GEORGE MORRIS A-372 5517/320 09/20/13 BLK/TRACT 1402 2.36 ACRES; and being more particularly described All that certain tract or parcel of land in the George Morris Headright Survey, Abstract No. 374, Bowie County, Texas, and being a part of Lot No. 14 of the subdivision of said survey and a part of the certain 26.21 acre tract of land as conveyed by Ben Hickerson to Paul Falvey by Deed Recorded in Volume 361, Page 260-262 of the Deed Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of the above mentioned 26.21 acre tract, same being in the south boundary line of Lot No. 14 of said George Morris Headright survey, being West, 1780.90 feet from the southeast corner of said Lot 14;

Thence: N 89° 39' 05" E, 132.87 feet with an existing fence line to a point for corner;

Thence: S 89° 44' 39" E, 125.85 feet with an existing fence line to a 1/2" reinforcing steel rod set for corner at the point of beginning of the herein described tract of land;

Thence: N 14° 25' 55" W, 370.17 feet to a 1/2" reinforcing steel rod for reference at the existing fence corner and continuing N. 14° 25' 55" W 1.49 feet for a total distance of 371.66 feet to the south side of a public road known as point road (Old Atlanta Road);

Thence: N 76° 00' 21" E, 222.11 feet with the south side of said public road to a ½" reinforcing steel rod set for corner;

Thence: S 22° 17' 03" E, 447.49 feet to an iron pipe found for corner at a point on the south boundary line of said Lot No. 14;

Thence: N 89° 54' 59" W, 292.77 feet to the Point of Beginning and containing 2.35 acres of land, more or less.

STREET ADDRESS: 1201 Sherwood Forest Dr., Texarkana, TX 75501

TAX ACCOUNT NUMBER(S): 16500018502

On December 3, 2024, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the front (North) entrance of the Courthouse, New Boston, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$27,410.20, plus all post judgment interest, court costs and costs of sale awarded therein or pursuant to the Texas Tax Code, due on said tracts or parcels of land. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE 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.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

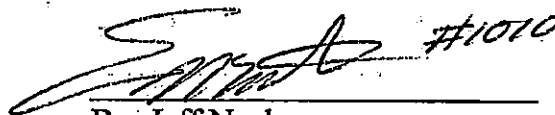
"ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

"LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURA NI DECLARA NADA EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

"EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTÉ DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACIÓN DEBERÁ INVESTIGAR MÁS O ASESORARSE CON UN ABOGADO."

Dated at Bowie County, Texas this 24 day of OCT, 2024.

Bowie County Sheriff's Office, Texas

 #1010

By: Jeff Neal
Sheriif of Bowie County, Texas

2024 OCT 31 PM 1:42

Notice of Sheriff's Sale

THE STATE OF TEXAS)
COUNTY OF BOWIE)

THIS NOTICE OF FORECLOSURE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a. by virtue of an Order of Sale issued on October 17, 2024, pursuant to the Judgment rendered on April 16, 2019 by the 102nd Judicial District Court in Bowie County, Texas, in Cause No. 17C1435-102 styled KATENELL, LLC vs. JUDITH LONG, on October 22, 2024, I levied, 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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE WILLIAM MAHONE HEADRIGHT SURVEY, ABSTRACT NO. 696, BOWIE COUNTY, TEXAS, AND BEING PART OF A CERTAIN 60 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM LEON LONG, ET UX TO DAVID LONG, ET UX, DATED MAY 23, 1963 AND RECORDED IN VOLUME 425, PAGES 69-71 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED DATED JULY 16, 1997 AND RECORDED JULY 19, 1997 AS INSTRUMENT NO. 8559, OFFICIAL PUBLIC RECORDS, BOWIE COUNTY, TEXAS, FROM HOMER ALTON MCCOMBS AND WIFE, DEBBIE RADCLIFF TO JUDITH LONG;

SAVE AND EXCEPT THAT 0.163 OF AN ACRE OF LAND, MORE OR LESS, BEING A PART OF SAID 2.94 ACRE TRACT IN INSTRUMENT NO. 8559, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" OF DEED DATED MAY 8TH, 2001, FROM JUDITH LONG TO THE STATE OF TEXAS, AND RECORDED IN VOLUME 03455, PAGE 00141, INSTRUMENT NO. 2001-00005641, OF THE OFFICIAL PUBLIC RECORDS, BOWIE COUNTY, TEXAS.

STREET ADDRESS: 4335 FM 3098, Maud, TX 75567

TAX ACCOUNT NUMBER(S): 14820000800

Long, Judith
Acct.: 110013HK1

On December 3, 2024, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the front (North) entrance of the Courthouse, New Boston, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$56,579.09, plus all post judgment interest, court costs and costs of sale awarded therein or pursuant to the Texas Tax Code, due on said tracts or parcels of land. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE 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.

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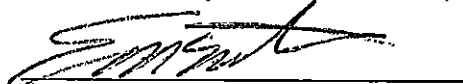
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Dated at Bowie County, Texas this 31 day of Oct, 2024.

Jeff Neal, Sheriff
Bowie County Sheriff's Office, Texas



By: Eric Mcmillian
Deputy of Bowie County, Texas