

NOTICE OF SHERIFF'S SALE
(REAL ESTATE) (21C0504-202)

FILED FOR RECORD #1:
BOWIE COUNTY, TEXAS
TIRA PETTY, COUNTY CLERK
2023 JUN -8 PM 2:44

BY VIRTUE OF A Writ of Execution issued out of the 202nd District Court Bowie County, Texas, on the 17th day of February 2023, in the case of Plaintiff Reunion SNF, LP d/b/a Reunion Plaza Senior Care and Rehabilitation Center versus Johnny Tenbrook and Tami Mularski, Cause No 21C0504-202. To me, as deputy sheriff directed and delivered, I have levied upon this 21 day of April 2023, and will start between the hours of 10:00 a.m. and 4:00 p.m., at approximately 10 Am on the 1st Tuesday in the month of Aug, 2023, it being the 8th of said month, at New Boston Courthouse of Bowie County, proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest, if any, which defendants had on the 8th day of Aug A.D. Year, or at any time thereafter, of and in the following described properties:

Described to me by Plaintiff's Attorney Donald Parker as:

Tract I:

All that certain tract or parcel of land lying within the Southwest One-fourth (SW 1/4) of Block Twenty-eight (28) of Estes Addition to the City of Texarkana, Bowie County, Texas, described as follows: BEGINNING at a stake on the South boundary line of said Block Twenty-eight (28) at a point 147 feet East of the Southwest corner of said Block Twenty-eight (28); THENCE East 82.8 feet to a stake the Southeast corner of the Southwest One-fourth (SW 1/4) of said Block Twenty-eight (28); THENCE North 170 feet to a stake the Northeast corner of the Southwest One-fourth (SW 1/4) of said Block Twenty-eight (28); THENCE West 82.8 feet to a stake for corner; THENCE South 170 feet to the Place of Beginning.

Commonly known as 716 W. 26th Street, Texarkana, Texas 75503.

Tract II:

All that certain tract or parcel of land situated and being a part of that certain 20 acre tract of land in the GEORGE BRINLES HEADRIGHT SURVEY, Abstract No. 32, Bowie County, Texas, which 20 acre tract of land was conveyed by J. F. Kirby to E. P. Nolan by deed dated February 2, 1890, recorded in Volume 6, Page 159, Deed Records, Bowie County, Texas, and also a part of a certain 10 acre tract of land conveyed by Cecil R. Phillips, et ux to Odis R. Brown, et ux, by Correction Deed dated August 2, 1972, recorded in Volume 550, Pages 579-580, Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows: BEGINNING at a Point in Public Road known as Hoot Plant Road, said Point being the Northwest corner of that certain 0.765 acre tract conveyed to Hazel Wolfenbarger, by deed dated May 16, 1975, recorded in Volume 585, Page 628, Deed Records of Bowie County, Texas said Point being located 1,016.26 feet West of the Northeast corner of said 20 acre tract; THENCE South, 35.00 feet an iron pin for reference on the South side of Hoot Plant Road, continuing South 298.33 feet, for a total distance of 333.33 feet to an iron pin for corner, being on the North line of a 5 acre tract now or previously owned by Cecil Phillips; THENCE: West with the North boundary line of said Cecil Phillips tract, 252.06 feet to the Northwest corner of same, and continuing West, 40.00 feet for a total distance of 292.06 feet to the center of Buchanan Road; THENCE: North, 333.33 feet with the center of Buchanan Road, to the Northwest corner of said 20 acre tract; THENCE: East, 292.06 feet with the approximate center of Hoot Plant Road, to the POINT OF BEGINNING and containing 2.23 acres of land, more less, SAVE AND EXCEPT, Subject, However, to the right of the State of Texas, Bowie County, Texas, and to the public to the West 40 feet thereof lying within Buchanan Road and the North 35 feet in the public or county road (Hoot Plant Road), leaving a net acreage of 1.73 acres.

Commonly known as 6315 Buchanan Road, Texarkana, Texas 75501.

Said properties are levied on as the properties of Tami Mularski and will be sold to satisfy the judgment amount of \$28,398.81 Dollars.

Texas Rules of Civil Procedure 643 Goods and chattels pledged or mortgaged as security for any debt or contract may be levied upon and sold on execution against the person making the pledge, assignment or mortgage subject thereto; and the purchaser shall be entitled to the possession when it is held by the pledgee, assignee or mortgagee, on complying with the conditions of the pledge, assignment or mortgage.

GIVEN UNDER MY HAND, THIS 30 day of May A.D. 2023

Jeff Neal, Sheriff

BOWIE COUNTY

By:  #1010

**Deputy E. McMillian
Phone: (903) 798-3368**

NOTICE OF SHERIFF'S SALE
(REAL ESTATE) (Cause No. 22C0722-202)

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2023 JUN -8 PM 2:46

BY VIRTUE OF A Writ of Execution issued out of the 202nd District Court Bowie County, Texas, on the 13th day of December 2022, in the case of Plaintiff Reunion SNF, LP d/b/a Reunion Plaza Senior Care and Rehabilitation Center versus Tami Eckersen f/k/a Tami Mularski, Cause No 22C0722-202. To me, as deputy sheriff directed and delivered, I have levied upon this 21 day of April 2023, and will start between the hours of 10:00 a.m. and 4:00 p.m., at approximately 10 AM on the 1st Tuesday in the month of Aug, 2023, it being the 8th of said month, at New Boston Courthouse of Bowie County, proceed to sell at public auction to the highest bidder, for cash in hand, all right, title and interest, if any, which defendants had on the 8th day of Aug A.D. Year, or at any time thereafter, of and in the following described properties:

Described to me by Plaintiff's Attorney Donald Parker as:

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Commonly known as 716 W. 26th Street, Texarkana, Texas 75503.

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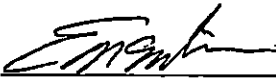
Said properties are levied on as the properties of Tami Eckersen f/k/a Tami Mularski and will be sold to satisfy the judgment amount of \$7,069.12 Dollars.

Texas Rules of Civil Procedure 643 Goods and chattels pledged or mortgaged as security for any debt or contract may be levied upon and sold on execution against the person making the pledge, assignment or mortgage subject thereto; and the purchaser shall be entitled to the possession when it is held by the pledgee, assignee or mortgagee, on complying with the conditions of the pledge, assignment or mortgage.

GIVEN UNDER MY HAND, THIS 30 day of May A.D. 2023

Jeff Neal, Sheriff

BOWIE COUNTY

By:  #1010

Deputy E. McMillian
Phone: (903) 798-3368