

NOTICE OF SALE

FILED FOR RECORD IN
BOWIE COUNTY, TEXAS
BY VICTOR J. PERRY
CLERK OF COUNTY CLERK
ORDER OF SALE

THE STATE OF TEXAS

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2025 JAN -2 AM 11:48

COUNTY OF BOWIE

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and issued pursuant to judgment decree(s) of the 102nd District Court of Bowie County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on Dec 5th, 2024, seized, levied upon, and will, on the first Tuesday in February, 2025, the same being the 4th day of said month, on the front steps of the Bowie County Courthouse at 710 James Bowie Drive, New Boston, TX 75570, between the hours of 10 o'clock a.m. and 4 o'clock p.m., beginning at approximately 10:00 a.m., on said day, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Bowie and the State of Texas, to-wit:

Cause #: 23C1190-102; OVATION SERVICES, LLC v. SAMUEL R BOWERS

Judgment Date: October 28, 2024

Order of Sale Issued: December 2, 2024

Legal Description:

Tract 1:

Tax Account #: 28760000900

Street Address: 113 SW Front Street, New Boston, Texas 75570

LOTS 1 AND 2 IN BLOCK 4 OF THE WEVER SECOND ADDITION TO THE CITY OF NEW BOSTON, BOWIE COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN A DEED FROM HOWELL O. PARKER, ET UX, ET AL, TO SAMUEL A. BOWERS DATED MAY 5, 1983, RECORDED IN VOLUME 701, PAGE 481, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

Judgment Amount: \$22,888.39 plus penalties and interest that has accrued from October 28, 2024

Tract 2:

Tax Account #: 17600000100

Street Address: 102 McGee, New Boston, Texas 75570

LOTS 1 AND 18, IN BLOCK 1 OF THE PALMER SUBDIVISION TO THE CITY OF NEW BOSTON, BOWIE COUNTY, TEXAS, AS SHOWN BY MAP AND PLAT RECORDED IN VOLUME 204, PAGE 199 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

Judgment Amount: \$10,358.28 plus penalties and interest that has accrued from October 28, 2024

any volume and page references, unless otherwise indicated, being to the Deed Records, Bowie County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s) interest, penalties, and cost. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, 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.

NOTES: ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

Dated at New Boston, Texas Dec 31, 2024

Jeff Neal

Sheriff Jeff Neal,
Bowie County, Texas

By: [Signature]
Deputy