

2025 NOV 18 PM 3:50

Notice of Sheriff's Sale

THE STATE OF TEXAS)
COUNTY OF BOWIE)

THIS NOTICE OF SHERIFF'S SALE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a., by virtue of an Order of Sale issued on August 21, 2025, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to the Judgment described below, in and to the tracts or parcels of land described below, as provided for by the Texas Tax Code, **on January 6, 2026**, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the front (North) entrance of Courthouse, New Boston, Texas. The Order of Sale was issued pursuant to the Judgment rendered in favor of the plaintiffs and/or intervenors 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 August 22, 2025, 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:

STREET ADDRESS: 1201 Sherwood Forest Drive, Texarkana, TX 77501;

TAX ACCOUNT NUMBER(S): 16500018502; and

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 1/2" 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.

This foreclosure sale will satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$27,410.20, plus all post judgment interest, penalties, court costs and costs of sale awarded therein and pursuant to the Texas Tax Code, due on said tracts or parcels of land. The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Sheriff's 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 18 day of Nov, 20 25.

Jeff Neal, Bowie County Sheriff's Office, Texas

 #1010

By: Deputy Eric Mcmillian
Sheriff of Bowie County, Texas