

NOTICE OF SALE

BY VIRTUE OF AN ORDER OF SALE
2024 AUG 15 PM 2:27
BOWIE COUNTY CLERK

THE STATE OF TEXAS

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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 August 8th 2024, seized, levied upon, and will, on the first Tuesday in October, 2024, the same being the 1st 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 #: 23C0633-102; BOWIE CENTRAL APPRAISAL DISTRICT vs. MARY BALLENTIN

Judgment Date: February 26, 2024

Order of Sale Issued: June 20, 2024

Tax Account #: 08540001100

Legal Description: 8.94 Acres, more or less, out of the James Giles Survey, Abstract 232 and the R. F. Peters Survey, Abstract 480, Bowie County, Texas, more particularly described by the metes and bounds in Deed recorded with Doc. No. 13068, vol. 6128, p. 226, Deed Records, Bowie County, Texas save and except all easements and rights of way of record.

Property Address: 1124 CR 4209, Simms, TX 75574

Judgment Amount: \$25,796.95 plus penalties and interest that has accrued from February 26, 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 Aug 15th, 2024

Jeff Neal
Sheriff Jeff Neal,
Bowie County, Texas

By: [Signature] #1010
Deputy