

2024 FEB -2 AM 8:28
TINA PETTY, COUNTY CLERK

Notice of Foreclosure 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 November 15, 2023, pursuant to the Judgment rendered on September 25, 2023 by the 102nd Judicial District Court in Bowie County, Texas, in Cause No. 23C0014-102 styled FNA VI, LLC vs. JON BECK, ET AL, on [* 11-22-23*], 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:

TRACT 1:

LEGAL DESCRIPTION: ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING A PORTION OF LOTS 9 AND 10 OF THE COX-WHYTE SUBDIVISION, BOWIE COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 204 PAGE 247 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS THE SOUTH 160 FEET OF THE SOUTH 235 FEET OF SAID LOT 10 AND THE SOUTH 160 FEET OF A STRIP IN THE SOUTHEAST CORNER OF SAID LOT 9 BEING 31 FEET EAST AND WEST BY 235 FEET NORTH AND SOUTH, BOWIE COUNTY, TEXAS; AKA PARCEL/ACCOUNT # 04700001100 PER THE BOWIE CENTRAL APPRAISAL DISTRICT, BOWIE COUNTY, TEXAS.

STREET ADDRESS: 229 Alan, Texarkana TX 75501

TAX ACCOUNT NO(S): 04700001100

TRACT 2:

LEGAL DESCRIPTION: LOT NO. 6 IN BLOCK NO. 10 OF GRANDVIEW ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF FILED IN THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

STREET ADDRESS: 3325 Findley, Texarkana, TX 75501

Beck, Jon
Acct.: H203996

TAX ACCOUNT NO(S): 09220006600

On March 5, 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 \$20,907.87, 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, COMERCIALIZABILIDAD 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 1st day of Feb,
2024.

Bowie County Sheriff's Office, Texas

 #1060

By: Jeff Neal

Sheriff of Bowie County, Texas

NOTICE OF SALE

THE STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

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COUNTY OF BOWIE

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BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2024 JAN 29 AM 8:51

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 JAN. 19th, 2024, seized, levied upon, and will, on the first Tuesday in March, 2024, the same being the 5th 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 #: 020C1379-102 OVATION SERVICES, LLC v. SHARON D. WEBSTER, ET AL; Judgment Date: April 1, 2022
Tax Acct #: 23160001310 Order of Sale Issued: May 2, 2022

Legal Description: LOT NUMBER FOUR (4) AND THE WEST ONE-HALF (W 1/2) OF LOT NUMBER FIVE (5), IN BLOCK NUMBER EIGHT (8) OF THE H.P. STEPHENS SECOND ADDITION TO THE CITY OF TEXARKANA, TEXAS, ACCORDING TO THE MAP OR PLAT FILED FOR RECORDS ON SEPTEMBER 18, 1959, AND RECORDED IN VOLUME 363, PAGE 129, DEED RECORDS, BOWIE COUNTY, TEXAS.

Commonly known as: 3106 Hamilton Ln, Texarkana, TX 75501 Judgment Amount: \$32,316.05 plus penalties and interest that has accrued from June 28, 2021

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 Jan. 29th, 2024

Jeff Neal

Sheriff Jeff Neal,
Bowie County, Texas

By: [Signature] #1010
Deputy