3 pgp

November 5, 2024

002196



Notice of Foreclosure Sale

THE STATE OF TEXAS)
COUNTY OF RUNNELS)

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 August 3, 2024, pursuant to the Judgment rendered on May 23, 2024 by the 119th Judicial District Court in Runnels County, Texas, in Cause No. 5020 styled THE COUNTY OF RUNNELS, TEXAS vs. NORMA REYES, ET AL, on [* August 30, 2024*], 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:

LEGAL DESCRIPTION: LOT: 5; PT 4, BLK: 103, SUBD: 1ST RR; AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT NO. FIVE (5) AND THE ADJOINING ONE-HALF OF LOT NO. FOUR (4) IN BLOCK NO. ONE HUNDRED THREE (103) OF THE FIRST ADDITION (ALSO COMMONLY REFERRED TO AS THE "FIRST RAILROAD ADDITION" OF THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, AS SAME APPEARS ON THE MAP OF THE PLAN OF SAID ADDITION RECORDED IN THE OFFICE OF THE COUNTY CLERK OF RUNNELS COUNTY, TEXAS, TO WHICH MAP AND PLAN REFERENCE IS HERE MADE FOR ALL PURPOSES; AS PROVIDED BY THE RUNNELS COUNTY TAXING AUTHORITY, INCLUDING ANY AND ALL TAXING UNITS WHICH IT COLLECTS TAXES FOR ACCOUNT NUMBER(S): R0000009470.

STREET ADDRESS: 301 NORTH 10TH, BALLINGER, TX 76821

TAX ID NO.: R000009470

On November 5, 2024, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the area outside the front door of the Courthouse, which faces U.S. Highway 67 (Hutchings Avenue), including the front landing and steps, Ballinger, 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 \$48,556.57, 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, COMERCIABILIDAD 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 Runnels County, Texas this and day of significant, 2024.

Runnels County Sheriff's Office, Texas

Sheriff of Runnels County, Texas

Acct.: 191675SEC