

September 5th 2023

002174

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 May 18, 2023, pursuant to the Judgment rendered on March 30, 2023 by the 119th Judicial District Court in Runnels County, Texas, in Cause No. 5139 styled FNA VI, LLC vs. RONNIE E. GANN AKA RONNIE GANN AND CYNTHIA L. GANN, ET AL, on [*JUNE 14, 2023*], 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: SUBD: MURRAY EAST, BLK: C, LOT: PT 3; also more fully described as Being the South 122' of Lot Three (3), Block C, Murray East Addition to the City of Winters, Runnels County, Texas, as shown on the map and plat and recorded in the County Clerk's office of Runnels County, Texas, to which reference is hereby made.

STREET ADDRESS: 401 N. Murray St., Winters TX 79567 79567

ACCOUNT NUMBER: R000022480

On September 5, 2023, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the area outside of 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 \$30,969.45, 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.

Dated at Runnels County, Texas this 29 day of JUNE, 2023.

POSTED August 18, 23
At 4:31 o'clock P.M.
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Cecilia Deputy

Runnels County Sheriff's Office, Texas



By: Carl L. Squyres
Sheriff of Runnels County, Texas



Ronnie E. Gann & Cynthia L. Gann
Acct.: H120123