

002182

March 5, 2024

Notice of Foreclosure Resale

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 Resale issued on December 4, 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 [* Jan 5, 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: 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

ACCOUNT NUMBER: R000022480

On March 5, 2024, 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 in and to said tracts or parcels of land held by the grantee(s) in Document No. 231499, recorded in the Official Public Records of Runnels County, Texas, as provided for by Tex. Tax Code Secs. 34.05(c) and (d), to satisfy the delinquent tax liens referenced in said Judgment that encumber said tracts or parcels of land, pursuant to and in accord with Tex. Tax Code Secs. 34.05(c) and (d). I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Resale 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.

POSTED February 7th 2024
At 10:00 o'clock AM
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By [Signature] Deputy

"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."

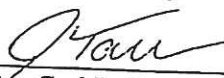
"ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

"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 Runnels County, Texas this 5 day of January, 2024.

Runnels County Sheriff's Office, Texas


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