

NOTICE OF SALE

THE STATE OF TEXAS

§

BY VIRTUE OF AN ORDER OF SALE

§

COUNTY OF EDWARDS

§

DATED: AUGUST 30, 2016

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and issued pursuant to a judgment decree of the District Court, 452nd Judicial District, of Edwards County, Texas, by the District Clerk on said date, and to me directed and delivered as Sheriff of said County, I have on the 2nd day of September, 2016, seized, levied upon, and will on the first Tuesday in October, 2016, the same being the 4th day of said month, at the Courthouse door, of said County in the City of Edwards, beginning at 11:00 o'clock 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 to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Edwards and the State of Texas, to-wit:

CAUSE NO. 3708; EDWARDS COUNTY V. THE ESTATE OF ANGELITA LOMBRANA, A/K/A ANGELITA MENDEZ

TRACT 1: GEO: R14522

Lot Ten (10), Block One Hundred Two (102), Town of Rocksprings, Edwards County, Texas; being that property more particularly described in a Warranty Deed recorded in Volume 34, Page 501 of the Deed Records of Edwards County, Texas.

CAUSE NO. 3739; EDWARDS COUNTY V. ALVINO CHAVIRA, ET UX

TRACT1: GEO: R16831

Lots Four (4) and Five (5), Block Fifty-nine (59), Rocksprings, Edwards County, TX; being that property more particularly described in a Warranty Deed Recorded in Volume 122, Page 157 of the Official Records of Edwards County.

CAUSE NO. 3778; EDWARDS COUNTY V. ALBERT H. ORTIZ, ET AL

TRACT 4: GEO: R33447

Being Lot Four (4), Block One-Hundred Eighteen (118), City of Rocksprings, Edwards County, Texas; being that property more particularly described in a Warranty Deed recorded in Volume 86, Page 841 of the Deed Records of Edwards County, Texas.

TRACT 5: GEO: R32197

Being Lot (5), Block One-Hundred Eighteen (118), City of Rocksprings, Edwards County, Texas; being that property more particularly described in a Warranty Deed recorded in Volume 155, Page 610 of the Deed Records of Edwards County, Texas.

CAUSE NO. 3864; EDWARDS COUNTY V. PEDRO INFANTE, SR., ET UX

TRACT 1: GEO: R31978

Being all of Lots 8 & 9, Block 114, City of Rocksprings, Edwards County, Texas; being that property more particularly described in a Warranty Deed recorded in Volume 114, Page 139 in the Deed Records of Edwards County, Texas.

CAUSE NO. 3889; EDWARDS COUNTY V. JESSIE G. CERDA, ET AL

TRACT 1: GEO: R17040

Being all that certain tract of parcel of land lying and being situated in the County of Edwards, State of Texas, comprising a total of 0.86 of an acre of land out of the North Quarter (N/4) Survey No. 55, Broooks and Burleson, Abstract No. 40, and being further described by metes and bounds as follows, to-wit: Beginning at a 1/2 inch iron stake found in the East right of way of State Highway 55 for the S. W. corner of subject tract, said 1/2 iron stake being S 0 degrees 37' E, 438.43 feet from a concrete right of way marker at the intersection of the South line of East San Antonio Street with the East line of State Highway 55; Thence N 0 degrees 40' W, with the East line of Highway 55, 190.73 feet to a 1/2 inch iron stake, being S 0 degrees 40' E, 55.6 feet from a concrete right of way marker; Thence N 89 degrees 38' E, 197.62 feet to a fence corner post; Thence S 0 degrees 10' W, with chain link fence, 192.07 feet to a fence corner post; Thence N 89 degrees 58' W, 194.86 feet to the place of beginning; being that property more particularly described in a Warranty Deed with Vendor's Lien recorded in Volume 74, Page 513 of the Deed Records of Edwards County, Texas.

TRACT 2: GEO: R11042

Being at tract of land Ninety-six feet (96') by One Hundred Thirty-eight point nine feet (138.9') out of the South one-half (S/2) of Block Sixty-two (62), City of Rocksprings, Edwards County, Texas, and being a part of Lots One, Two, Nine and Ten (1, 2, 9,10) and a part of the South one-half (S/2) of Lots Three and Eight (3, 8), all in Block Sixty-two (62), and being described by metes and bounds as follows: Beginning at a point in the south boundary line of Lot 1, in Block 62, which point is 70 feet East of the Southwest corner of said Block 62, for the Southeast corner of this tract; Thence East along the south boundary line of said Lot 1 and Lot 10, a distance of 96 feet to a point in the south line of said Lot 10, for the Southeast corner of this tract; Thence North across Lots 10 and 9 and the South one-half (S/2) of Lot 8, a distance of 138.9 feet to a point for the Northeast corner of this tract; Thence West parallel with the south boundary line of said Lot 8, a distance of 96 feet across part of Lots 8 and 3, to a point in said Lot 3, for the Northwest corner of this tract; Thence South parallel with the west boundary lines of said Lots 3, 2, and 1, a distance of 138.9 feet, to the Place of Beginning; being that property more particularly described in a Warranty Deed with Vendor's Lien recorded in Volume 55, Page 271 of the Deed Records of Presidio County, Texas.

CAUSE NO. 3912; EDWARDS COUNTY TAX OFFICE V. ROBERT E. PUCKITT, ET AL

TRACT 1: GEO: R33899

LONESOME PINE SUBDIVISION, LOT 29, ACRES 35.22

or upon the written request of said defendants or their attorney, a sufficient portion thereof to satisfy said judgment, interest, penalties, and costs; subject, however to the right of redemption by the defendants or any person having an interest therein, to redeem said property, or their interest therein, in the manner provided by law, and subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment rendered in the above styled and numbered cause, together with interest, penalties and costs of suit, and the proceeds of said sale to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

I have appointed the following as agent to conduct the sale, to-wit:

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.
Attorneys at Law
1031 Andrews Hwy, Ste. 210
Midland, Texas 79701
(432) 522-2427

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 COUNTY 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 LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL CONDADO, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES,

LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

At the time the sale begins, all bidders at the sale must be registered with the above named agent conducting the sale and be eligible to bid according to the Property Tax Code.

Dated at Rocksprings, Edwards County, Texas, this the 2nd day of September, 2016.

/s/Pamela Elliott
PAMELA L. ELLIOTT
SHERIFF, EDWARDS COUNTY