

**NOTICE OF SALE**

THE STATE OF TEXAS

§

BY VIRTUE OF AN ORDER OF SALE

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§

COUNTY OF EDWARDS

§

DATED: April 10, 2023

and issued pursuant to a judgment decree of the District Court, 452<sup>nd</sup> 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 4<sup>th</sup> day of May, 2023, seized, levied upon, and will on the first Tuesday in June, 2023, the same being the 6<sup>th</sup> day of said month, at the Courthouse door, of said County in the City of Edwards, beginning at 10:00 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. 3824; EDWARDS COUNTY V. STEVE PARKS, ET AL**

TRACT 1: GEO: R35212

Being 0.4 acres of land, more or less, out of the Felix Taylor Survey No. 241, Certificate No. 104, Abstract No. 177, Edwards County, Texas; being that property more particularly described in a General Warranty Deed with Vendor's Lien Recorded in Volume 161, Page 206 in the Deed Records of Edwards County, Texas.

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 4<sup>th</sup> day of May, 2023.

/s/ James W. Guthrie  
JAMES W. GUTHRIE  
SHERIFF, EDWARDS COUNTY