

Notice of Foreclosure Sale

THE STATE OF TEXAS
COUNTY OF HOWARD

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 April 9, 2024, pursuant to the Judgment rendered on February 28, 2024 by the 118th Judicial District Court in Howard County, Texas, in Cause No. 7001 styled JOHNSON & STARR, AS AGENT AND ATTORNEY IN FACT FOR TAX LIEN LOAN SPV, LLC vs. DAVID GONZALEZ, ET AL, on May 13, 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 ONE (1), BLOCK NINETEEN (19), COLE AND STRAYHORN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS.

STREET ADDRESS: E 15th 700, Big Spring, TX 79720

TAX ACCOUNT NUMBER(S): 278991 FKA R000002411

On July 2, 2024, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm. at the North door of the Courthouse, Big Spring, 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 \$35,285.36, 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.

Gonzalez, David
Acct.: 2203044

Posting
FILED at 10:30 A M O'clock 6-3-24
BRENT ZITTERKOPF, County Clerk, Howard County, Texas
By Orgie Martin Deputy

"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, COMERCIALIZABILIDAD 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 Howard County, Texas this 11 day of May,
2024.

Howard County Sheriff's Office, Texas
Sheriff Stan Parker



By: Dean Restelli

Chief Deputy of Howard County, Texas