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POSTED

MAY 07 2025

Notice of Foreclosure Sale

TIME 11:45 A
BY: Sandra K. Duckworth
SANDRA K. DUCKWORTH, COUNTY CLERK

THE STATE OF TEXAS)
COUNTY OF NEWTON)

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 March 20, 2025, pursuant to the Judgment rendered on August 17, 2017 by the 1st Judicial District Court in Newton County, Texas, in Cause No. 14070 a.k.a. CV1614070 styled PROPEL FINANCIAL SERVICES, LLC, AS AGENT AND ATTORNEY IN FACT FOR PROPEL FUNDING NATIONAL 1, LLC vs. BARBARA ARMSTRONG A/K/A BARBARA D. ARMSTRONG, ET AL., on March 24, 2025, 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:

STREET ADDRESS: 10692 FM 1012, Wiergate, TX 75977;

TAX ACCOUNT NUMBER(S): 15845; and

LEGAL DESCRIPTION: A LOT, TRACT, OR PARCEL OF LAND CONTAINING 4 ACRES OF LAND BEING OUT OF AND A PART OF THE HOLDEN MCGEE SURVEY, ABSTRACT NO. 313, SITUATED IN NEWTON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN CORRECTION DEED FROM ELMER SIMMONS TO SAM GALAWAY DATED MARCH 5, 1970, AND RECORDED IN VOLUME 240, PAGE 861, OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS; SAID 4 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN GENERAL WARRANTY DEED DATED JULY 21, 1993, AND RECORDED ON JULY 28, 1993, IN VOLUME 387, PAGE 579, REAL PROPERTY RECORDS, NEWTON COUNTY, TEXAS, FROM ZERLENE ECHOLS TO DEXTER HAWTHORNE.

SAVE AND EXCEPT THE FOLLOWING TRACT OF LAND:

1.03 ACRES HERETO CONVEYED BY MATTIE GALLOWAY TO TRAVIS HAWTHORNE, BY DEED DATED OCTOBER 1970, AND RECORDED IN THE DEED RECORDS OF NEWTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN GENERAL WARRANTY DEED DATED JULY 21, 1993, AND RECORDED ON JULY 28, 1993, IN VOLUME 387, PAGE 579, REAL PROPERTY RECORDS, NEWTON COUNTY, TEXAS, FROM ZERLENE ECHOLS TO DEXTER HAWTHORNE.

On June 3, 2025, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the East door of the Courthouse, Newton, 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 \$27,800.26, plus all post judgment interest, court costs and costs of sale awarded therein or pursuant to the

Account No.: Armstrong, Barbara P150862951

Texas Tax Code, due on said tracts or parcels of land. The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first. 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.

"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.

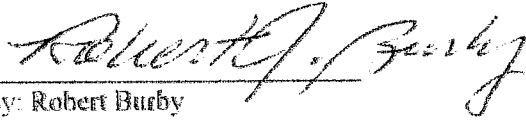
"LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURA NI DECLARA NADA EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES 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 Newton County, Texas this 10 day of April, 2025

Newton County Constable's Office
Precinct 2, Texas


By: Robert Burby
Constable of Newton County
Precinct 2, Texas