

JOINT NOTICE OF SALE

THE STATE OF TEXAS §
 §
COUNTY OF BOSQUE §

BY VIRTUE OF ORDERS OF SALE DATED issued pursuant to judgment decrees of the District Court of Bosque County, Texas, by the Clerk of said Court on said date in the hereinafter numbered and styled causes, and to me directed and delivered as Constable of said Court, I have on the 27th day of February, 2025, seized, levied upon, and will on the 1st day of April, 2025, at the at the Courthouse Steps, at 10:00AM on said day, proceed to sell for cash to the highest bidder all of the right, title, and interest of the defendants in such suit in and to the following described real estate levied upon as the property of said defendants, as provided for by the TEXAS PROPERTY TAX CODE.

All of the following properties being located in Bosque County, Texas and each property being more particularly described on an instrument recorded in the Volume and Page reference (V___/P___) or document number of the Deed Records, Bosque County, Texas. The approximate property addresses reflected herein are the addresses on the tax records and may or may not be completely accurate.

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
1	CV22-268	The County of Bosque, Texas v Stephen Michael Franklin, et al	2.130 Acres, more or less, out of the F. A. Thompson Survey, Abstract 803, assessed on tax rolls as Tract 6, Bosque County, Texas (Document #2011-00450, Official Public Records, Bosque County, Texas), 307 Avenue H, Valley Mills, Texas, Account #R23889	\$9,627.37
2	CV22-273	The County of Bosque, Texas v Lenward H. Wood, Jr., et al	A Manufactured Home only, Label #PFS0650946, Serial #PH227314, located on 1.269 Acres, more or less, out of the Ross McClellen Survey, Abstract 523, Bosque County, Texas, 171 E Barry St, Walnut Springs, Texas, Account #M31602	\$18,807.13
3	CV22-283	The County of Bosque, Texas v Mario Alberto Garcia, et al	Section 1 of Lot 101, Laguna Park Resubdivision, Bosque County, Texas (Document #2014-02603, Official Public Records, Bosque County, Texas), 103 CR 1812, Clifton, Texas, Account #R01994	\$10,698.05
4	CV23-086	The County of Bosque, Texas v Russell D. Algren, et al	Lots 4 and 5, Block 31, Original Town Cranfills Gap, Bosque County, Texas (Document #2011-00242, Official Public Records, Bosque County, Texas), 101 N 1st, Cranfills Gap, Texas, Account #R09820	\$3,947.26
5	CV23-161	The County of Bosque, Texas v Brian Duffer	A Manufactured Home only, Label #NTA0983130/129, Serial #1PTX8717A/BTX, Bosque County, Texas, 172 CR 3565, Valley Mills, Texas, Account #M31210	\$6,413.13

This sale will be conducted to satisfy the judgment(s) for delinquent property taxes and accrued penalties and interests due on the properties described herein, and for all costs of court and sale.

I do hereby verify that true and correct copies of the foregoing Joint Notice of Sale have been delivered by United States Certified Mail, Return Receipt Requested, and by regular mail, to each of the Defendants named in each of the numbered and styled causes.

DATED the 27th day of February, 2025, at Meridian, Texas



 SCOTT FERGUSON
 Constable, Bosque County, Texas

You may contact the attorney for the taxing units at (512) 323-3200.