

NOTICE OF SALE

THE STATE OF TEXAS
OF SALE

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BY VIRTUE OF AN ORDER

COUNTY OF PRESIDIO

DATED: January 31, 2024

and issued pursuant to a judgment decree of the District Court, 394th Judicial District, of Presidio County, Texas, by the District Clerk on said date, and to me directed and delivered as Sheriff of said County, I have on the 15th of March, 2024, seized, levied upon, and will on the first Tuesday in May, 2024, the same being the 7th day of said month, at the Courthouse door, of said County in the City of Marfa, 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 Presidio and the State of Texas, to-wit:

CAUSE NO. 5118-A; PRESIDIO COUNTY v. RAMON RODRIGUEZ, ET AL

TRACT 1: GEO: 1 10 132500000340023

Lots 23-28, Block 34, Millington Addition to the Town of Presidio, Presidio County, Texas; being that property more particularly described in a Warranty Deed recorded in Volume 336, Page 602 in the Deed Records of Presidio County, Texas, save and except Lot 29, Block 34, Millington Addition to the Town of Presidio, Presidio County, Texas; being that property more particularly described in a Warranty Deed recorded on Document Number 20130000071 in the Deed Records of Presidio County, Texas.

CAUSE NO. 5149-A; PRESIDIO COUNTY v. RICARDO O. GARCIA, ET AL

TRACT 1: GEO: 1 10 132500000780001

Lots 1 and 2, Block 78, Millington Addition Town of Presidio, Presidio County, Texas; being that property more particularly described in a Executory Contract for Deed recorded in Volume 299, Page 454 in the Deed Records of Presidio County, Texas.

CAUSE NO. 5167-A; PRESIDIO COUNTY v. RAMON VASQUEZ, ET UX

TRACT 1: GEO: 1 10 074000010080012

Lot 12, Block 8, Gleim Addition No. 1, to the Town of Presidio, Presidio County, Texas; being that property more particularly described in a Warranty Deed recorded in Volume 304, Page 215 in the Deed Records of Presidio County, Texas.

CAUSE NO. 5215-A; PRESIDIO COUNTY v. PATSCHECK-VEIGA DEVELOPMENT, INC., ET AL

TRACT 1: GEO: 1 11 242000010073014

A tract of land located in Section 73, Block 1, Abstract 2678, D&P RR Company Survey, Presidio County, Texas; being more particularly described by metes and bounds referred to in the

Corporation Grant Deed recorded in Volume 286, Page 126 of the Official Public Records of Presidio County, Texas; such description being incorporated herein by reference.

CAUSE NO. 5236-A; PRESIDIO COUNTY v. SAMUEL ROSE, DECEASED THE UNKNOWN HEIRS OF, ET AL

TRACT 1: GEO: 1 11 067500000130001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 2: GEO: 1 11 067500000140001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 3: GEO: 1 11 067500000150001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 4: GEO: 1 11 067500000160001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 5: GEO: 1 11 067500000210001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 6: GEO: 1 11 067500000220001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 7: GEO: 1 11 067500000230001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 8: GEO: 1 11 067500000240001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 9: GEO: 1 11 067500000260001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 10: GEO: 1 11 067500000120001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas. such description being incorporated herein by reference.

TRACT 11: GEO: 1 11 067500000170001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 12: GEO: 1 11 067500000250001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 13: GEO: 1 11 067500000270001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume

161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 14: GEO: 1 11 067500000280001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 15: GEO: 1 11 067500000200002

A 1.0 acre tract of land out of lot Two (2), Block Twelve (12), Section Nine (9), Frontier Village Sub-Division, Presidio County, Texas; being more particularly Described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 16: GEO: 1 11 067500000200004

A 1.0 acre tract of land out of lot Four (4), Block Twelve (12), Section Nine (9), Frontier Village Sub-Division, Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Page 272 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 17: GEO: 1 11 067500000200006

A 1.0 acre tract of land out of lot Six (6), Block Twelve (12), Section Nine (9), Frontier Village Sub-Division, Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Page 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 18: GEO: 1 11 067500000200008

A 1.0 acre tract of land out of lot Eight (8), Block Twelve (12), Section Nine (9), Frontier Village Sub-Division, Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Page 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 19: GEO: 1 11 06750000020001

A 1.0 acre tract of land out of lot Ten (10), Block Twelve (12), Section Nine (9), Frontier Village Sub-Division, Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Page 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 20: GEO: 1 11 067500000200014

A 1.0 acre tract of land out of lot Fourteen (14), Block Twelve (12), Section Nine (9), Frontier Village Sub-Division, Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Page 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 21: GEO: 1 11 067500000200016

A 1.0 acre tract of land out of lot Sixteen (16), Block Twelve (12), Section Nine (9), Frontier Village Sub-Division, Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Page 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 22: GEO: 1 11 067500000540001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Lot Fifty- Four (54), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 23: GEO: 1 11 067500000590001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Lot Fifty- Four (54), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 24: GEO: 1 11 067500000550001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Lot Fifty- Four (54), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 25: GEO: 1 11 067500000560001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Lot Fifty- Four (54), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 26: GEO: 1 11 067500000570001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Lot Fifty- Four through Sixty (54-60), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 27: GEO: 1 11 067500000580001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Lot Fifty- Four (54), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 28: GEO: 1 11 067500000600001

Lots One through Twelve (1-12), Block Twelve (12), Lots Thirteen through Fifty-Two (13-52), Lot Fifty-Four (54), Block Twenty-Eight (28), Section Nine (9), Frontier Village Sub-Division; Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Pages 277 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

TRACT 29: GEO: 1 11 067500000200012

A 1.0 acre tract of land out of lot Four (4), Block Twelve (12), Section Nine (9), Frontier Village Sub-Division, Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 161 Page 272 & 282 of the Official Public Records of Presidio County, Texas, such description being incorporated herein by reference.

CAUSE NO. 5268-A; PRESIDIO COUNTY TAX OFFICE v. ALAN ARREOLA

TRACT 2: GEO: 1 10 033000000070002

Lots 2, 3 & 4, Block 7, City Addition to the Town of Presidio, Presidio County, Texas, as per plat of record. Surface Rights Only. Mineral Rights retained by Stella D. McKeel as per deed dated November 25, 1997, From Stella D. McKeel to Dora M. Arreola and Herminio Arreola, Grantors herein; being more particularly described in a Gift Deed recorded in Document #20110000663 of the Official Public Records in Presidio County, Texas.

CAUSE NO. 5273-A; PRESIDIO COUNTY TAX OFFICE v. ANTHONY A. MINICO

TRACT 1: GEO: 1 11 24200001014000007

NE/4 of the NW/4 of Section 140, Block 1, D & P Rwy Co Survey, 40 ac +/-, Survey #A11418 Cert #484. There is to 20' easement on the perimeter of above parcel for roadway and utility purposes, Presidio County, Texas; being more particularly described in a Warranty Deed recorded in Volume 341, Page 601 of the Official Public Records of Presidio 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 Marfa, Presidio County, Texas, this the 15th day of March, 2024.

/s/Danny C. Dominguez
SHERIFF, PRESIDIO COUNTY