

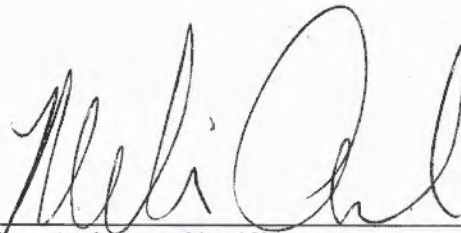
**NOTICE OF SALE OF REAL ESTATE**

STATE OF TEXAS )  
COUNTY OF ARMSTRONG )

By virtue of an execution issued out of the 47<sup>th</sup> District Court of Armstrong County, Texas, on a judgment rendered in favor of CENTENNIAL BANK, AN ARKANSAS STATE BANK, D/B/A/ HAPPY STATE BANK against JOSEPH DEAN EDWARDS AND JULIE RENAE EDWARDS, HUSBAND AND WIFE in Cause No. 2801, I did on August 5, 2024 at 4:12 am pm levy on the following described tract of land in Claude, Armstrong County, Texas, as the property of Defendants, Joseph Dean Edwards and Julie Renae Edwards, Husband and Wife, commonly known as 9695 Foxtrot Road, Claude, Texas 79019, more particularly described on Exhibit "A" attached hereto and incorporated herein.

On September 3, 2024, the first Tuesday of the month, between the hours of 10:00 A.M. and 4:00 P.M., at the courthouse door of Armstrong County, I will offer for sale and sell at public auction for cash, all the right, title, and interest of the Defendants in the property.

Dated August 5, 2024.

  
Melissa Anderson, Sheriff  
Armstrong County, Texas

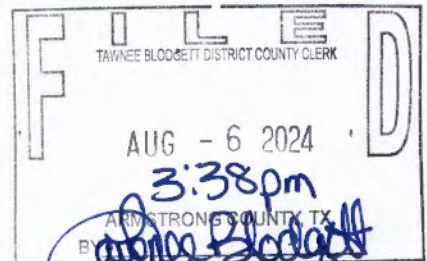


Exhibit "A"

A 115.51 acre tract of land, more or less, out of Section 195, Block B-4, H&GN Ry. Co. Survey, Armstrong County, Texas, and being all of Blocks 13, 14, 15, 16, 17, 18, 19, 20, 45, 46, 47, 48, 49, 50, 51, and 52 of the Samuel H. Graves Subdivision of said Section 195, and all of Blocks 4, 5, 12, 13, 18, 19, 20, 21, 22, 23, 26, 27, and 28 in the Watson Addition to the Town of Claude, Armstrong County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at the Northeast corner of Block 19, of said Watson Addition for an ell corner of this tract;

**THENCE** North 00° 41' 08" West, at 205.35 feet pass an OJD cap found, at 1008.76 feet pass an OJD cap found, a total distance of 1540.00 feet to a 1/2" iron rod set with a yellow cap marked "RPLS 4263" (hereafter referred to as an OJD cap set) for the most Northerly Northwest corner of this tract;

**THENCE** North 89° 18' 52" East, a distance of 1719.00 feet to an OJD cap set for the Northeast corner of this tract;

**THENCE** South 00° 41' 08" East, a distance of 2532.89 feet to a 1/2" iron rod found for the Southeast corner of this tract;

**THENCE** South 89° 15' 51" West, a distance of 2399.00 feet to an OJD cap set for the Southwest corner of this tract;

**THENCE** North 00° 41' 08" West, a distance of 995.00 feet to an OJD cap set for the most Westerly Northwest corner of this tract;

**THENCE** North 89° 18' 52" East, a distance of 680.00 feet to the **PLACE OF BEGINNING** and containing 115.51 acres of land, more or less.

**EXCLUDING:**

A 2.00 acre tract of land out of the original 118.813 acre tract, as recorded in Volume 87, Page 210, of the Deed Records of Armstrong County, Texas, and located in the Northwest quarter (NW1/4) of Section No. 195, Block No. B-4, H & G. N. Railroad Co. Survey, Armstrong County, Texas, and more particularly described as follows:

**BEGINNING** at a point, a 3/8" re-bar corner set in the North Right-of-Way line of Fox Trot Road and the South line of said 118.813 acre tract and totaling 1,801.07 feet South and 212.01 feet West of a brass cap found for the Northeast corner of said Section No. 195; said point being the Southwest corner of this description;

**THENCE** S. 88° 18' 51" W, for a distance of 188.58 feet, along the North Right-of-Way line of Fox Trot Road and the South line of said 118.813 acre tract, to a 3/8" re-bar corner set for the Southwest corner of this description;

**THENCE**, N 00° 44' 00" W, for a distance of 488.84 feet, to a 3/8" re-bar corner set for the Northwest corner of this description;

**THENCE**, N 88° 18' 51" E, for a distance of 188.68 feet, to a 3/8" re-bar corner set for the Northeast corner of this description;

**THENCE**, S 00° 44' 00" E, for a distance of 488.84 feet, to the **POINT OF BEGINNING**; said legal description containing 2.00 acres, more or less.