

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

KAUFMAN COUNTY

and issued pursuant to judgment decree(s) of the District Court of Kaufman County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on June 30, 2017, seized, levied upon, and will, on the first Tuesday in August, 2017, the same being the 1st day of said month, at the Front Door, 100 West Mulberry Street of the Courthouse of the said County, in the City of Kaufman, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 02:00 PM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Kaufman and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
1	77525-422 04/26/17	32691 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. THOMAS P. MOORE, JR., ET AL	Lot 23, Oak Creek Estates, Section 2, an addition in Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 1, Envelope 680, Plat Records of Kaufman County, Texas.	\$14,500.00	\$8,985.99
2	81623-422 05/09/17	21679 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. VICTOR PRITCHETT, ET AL	South one-half of Lot 8, all of Lot 9 and Lot 10, Block 17, Town of Crandall, Kaufman County, Texas, described in Volume 1277, Page 997, Official Public Records of Kaufman County, Texas.	\$17,440.00	\$17,440.00
3	84319-422 05/09/17	12311 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. JAMES E. WALKER, ET AL	The East 2.0 acres, more or less, out of a 4 acre tract situated in the Ransome Sowell Survey, Kaufman County, Texas, as described in deed dated January 19, 1973 from Julia Raven to David Seaton, recorded in Volume 572, Page 756, Deed Records of Kaufman County, Texas.	\$30,000.00	\$18,685.64
4	89444-422 04/26/17	3278 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. LISSA L. RUFFIN, ET AL	2.97 acres, more or less, situated in the E. Crane Survey, A-77, Kaufman County, Texas, described in Volume 1183, Page 23, Official Public Records of Kaufman County, Texas.	\$54,630.00	\$1,148.00
5	90345-422 04/26/17	7049 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. LLOYD DOUGLAS	1.292 acres, more or less, situated in the E. Higdon Survey, A-197, and being more particularly described in Volume 4834, page 379, Official Public Records of Kaufman County, Texas.	\$25,000.00	\$22,225.52
6	91819-422 02/13/17	4648 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. NORLAND CROW, ET AL	2.66 acres, more or less, situated in the J. Daugherty Survey, A-126, Kaufman County, Texas, as described in Volume 3772, Page 294, Official Public Records of Kaufman County, Texas.	\$236,610.00	\$37,878.59

7	91847-422 05/09/17	19676 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. KENNETH JOHNSON	0.115 acres, more or less, being out of the East 1/2 of Block 11, Browntown Addition, City of Kaufman, Kaufman County, Texas, as described in Volume 4598, Page 11, Official Public Records of Kaufman County, Texas.	\$34,260.00	\$1,545.90
8	91941-422 11/15/16	77581 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. NEIL DEANDRADE, ET AL	Lot 13, Block 10, Shadow Lakes, Phase One, a subdivision in Kaufman County, Texas, according to the map or plat thereof, recorded in Cabinet 2, Envelope 674, Plat Records of Kaufman County, Texas.	\$30,000.00	\$5,045.76
9	92845-422 04/26/17	3425 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. CHRISTINA CAMPBELL, ALSO KNOWN AS CHRISTINA COMTY-NYGREN CAMPBELL, ALSO KNOWN AS CHRISTINA M. COMTY-NYGREN, ET AL	4.145 acres, more or less, situated in the A. Cherino Survey, Abstract 81, Kaufman County, Texas, as described in Volume 1406, Page 316, Official Public Records of Kaufman County, Texas.	\$211,430.00	\$57,734.57
10	92931-422 04/26/17	15875 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. DARYL BANISTER, ALSO KNOWN AS DARYL GENE BANISTER, ET AL	6.842 acres, more or less, situated in the D. Wilkerson Survey, Abstract 566, Kaufman County, Texas, described as Tract 3 in Volume 1928, Page 122, Official Public Records of Kaufman County, Texas, SAVE & EXCEPT that 1.00 acre, tract described in Volume 2759, Page 312, Official Public Records of Kaufman County, Texas, leaving herein a residue of 5.84 acres, more or less.	\$58,180.00	\$17,276.13
11	93350-422 02/14/17	185257 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. LEE T. SCHAEFFER, ET AL	0.152 acre, more or less, being a portion of Lot 3R, formerly known as Lot 4, Block 120, Western Addition, City of Terrell, Kaufman County, Texas, described in Volume 2623, Page 116, Official Public Records of Kaufman County, Texas.	\$23,700.00	\$7,497.07
12	93350-422 02/14/17	182741 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. LEE T. SCHAEFFER, ET AL	The Southerly portion of Lot 4R of the Resubdivision of Lots 3 and 4, Block 120, Western Addition, City of Terrell, Kaufman County, Texas, according to the plat thereof recorded in Cabinet 2, Envelope 578, Plat Records of Kaufman County, Texas.	\$26,480.00	\$8,187.62
13	94180-422 05/09/17	14676 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. HUMBERTO PACHECO, ET AL	11.337 acres, more or less, situated in the P. Tesia Survey, A-531, Kaufman County, Texas, as described in Volume 3638, Page 326, Official Public Records of Kaufman County, Texas.	\$39,750.00	\$749.00

14	96587-422 05/09/17	24327 JUNE 30, 2017	KAUFMAN COUNTY, ET AL VS. SUNSHINE PLAZA, LLC	2.856 acres, more or less, out of the Gene Kelly Subdivision, a subdivision in the City of Terrell, Kaufman County, Texas, as described in deed dated September 18, 2008, from OSI Asset, (LA), LLC to Sunshine Plaza, LLC, in Volume 3475, Page 270, Official Public Records of Kaufman County, Texas.	\$498,180.00	\$40,303.68
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(any volume and page references, unless otherwise indicated, being to the Deed Records, Kaufman County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be 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(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

RECENT CHANGES IN THE PROPERTY TAX CODE NOW REQUIRE PURCHASERS OF TAX SALE PROPERTY TO HAVE A STATEMENT FROM THE KAUFMAN COUNTY TAX ASSESSOR-COLLECTOR CERTIFYING THAT THE PERSON/FIRM/COMPANY PURCHASING PROPERTY AT A TAX SALE OWES NO DELINQUENT PROPERTY TAXES TO ANY TAXING ENTITY WITHIN THE COUNTY. YOU WILL NOT RECEIVE A TAX SALE DEED TO ANY PROPERTY YOU PURCHASE WITHOUT THIS CERTIFICATE.

TO OBTAIN A CERTIFICATE, PLEASE CONTACT YOUR KAUFMAN COUNTY TAX ASSESSOR-COLLECTOR AT LEAST TWO WEEKS PRIOR TO THE SALE.

Dated at Kaufman, Texas, June 30, 2017

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 Sheriff Bryan Beavers  
 Kaufman County, Texas

By \_\_\_\_\_  
 Deputy

**Notes:**

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP., attorney for plaintiffs, at (972) 932-8404