

NOTICE OF SALE

STATE OF TEXAS
KAUFMAN COUNTY

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BY VIRTUE OF AN ORDER OF SALE

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 August 3, 2017, seized, levied upon, and will, on the first Tuesday in September, 2017, the same being the 5th 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	83554-422 06/13/17	14883 AUGUST 03, 2017	KAUFMAN COUNTY, ET AL VS. FRANK JOHNSON, ET AL	1.38 acres, more or less, out of the Juan Trevino L&L Survey, Abstract No. 533, Kaufman County, Texas, as described in Deed dated January 11, 2006, from Danny Joe McKinnon to Harold E. Covington, et al, and recorded in Volume 2847, Page 337, Official Public Records, Kaufman County, Texas.	\$20,600.00	\$1,266.00
2	85459-422 06/13/17	33664 AUGUST 03, 2017	KAUFMAN COUNTY, ET AL VS. CHESTER LEE SWEAT, ET AL	Lot 48 and 49, Block 3, Phagan Addition, an addition to the City of Terrell, Kaufman County, Texas, according to the plat recorded in Cabinet 1, Slide 20, Plat Records, Kaufman County, Texas.	\$14,610.00	\$11,338.13
3	93334-422 06/13/17	30309 AUGUST 03, 2017	KAUFMAN COUNTY, ET AL VS. DAVID K. HOSKINS, ET AL	Lot 1 and part of Lot 2, McGougald-Hanna Addition, City of Kemp, Kaufman County, Texas, described as Tract No. I, Tract No. II & Tract No. III in Volume 1135, Page 380, Official Public Records of Kaufman County, Texas.	\$84,740.00	\$17,612.95
4	94248-422 06/13/17	51063 AUGUST 03, 2017	KAUFMAN COUNTY, ET AL VS. JANA OAKES	Lot 59, Emerald Estates Phase II, an addition in Kaufman County, Texas, according to the map or plat thereof, recorded in Cabinet 2, Envelope 287, Plat Records of Kaufman County, Texas.	\$45,230.00	\$3,684.56
5	96176-422 06/13/17	40543 AUGUST 03, 2017	KAUFMAN COUNTY, ET AL VS. FREDERICK D SCOTT, AKA FREDERICK DEON SCOTT, ET AL	0.197 acre, more or less, being Lot 1-R, Block 288, City of Terrell, Revised, Kaufman County, Texas, according to the map or plat thereof, recorded in Cabinet 3, Envelope 168, Plat Records of Kaufman County, Texas.	\$79,560.00	\$24,818.03

6	96176-422 06/13/17	190700 AUGUST 03, 2017	KAUFMAN COUNTY, ET AL VS. FREDERICK D SCOTT, AKA FREDERICK DEON SCOTT, ET AL	0.182 acre, more or less, being Lot 3- R, Block 288, City of Terrell, Revised, Kaufman County, Texas, according to the map or plat thereof, recorded in Cabinet 3, Envelope 168, Plat Records of Kaufman County, Texas.	\$79,560.00	\$13,648.36
7	96176-422 06/13/17	190699 AUGUST 03, 2017	KAUFMAN COUNTY, ET AL VS. FREDERICK D SCOTT, AKA FREDERICK DEON SCOTT, ET AL	0.186 acre, more or less, being Lot 2- R, Block 288, City of Terrell, Revised, Kaufman County, Texas, according to the map or plat thereof, recorded in Envelope 3. Envelope 168, Plat Records of Terrell County, Texas.	\$79,560.00	\$3,866.93
8	96176-422 06/13/17	40499 AUGUST 03, 2017	KAUFMAN COUNTY, ET AL VS. FREDERICK D SCOTT, AKA FREDERICK DEON SCOTT, ET AL	Lot 1, Block 254, City of Terrell, Revised, Kaufman County, Texas, as described in Volume 136, Page 474, Deed Records of Kaufman County, Texas; SAVE & EXCEPT however, 306 square feet conveyed to the City of Terrell in Volume 666, Page 534, Deed Records of Kaufman County, Texas.	\$72,330.00	\$10,236.90
9	96176-422 06/13/17	40518 AUGUST 03, 2017	KAUFMAN COUNTY, ET AL VS. FREDERICK D SCOTT, AKA FREDERICK DEON SCOTT, ET AL	Lot 2, Block 258, City of Terrell, Revised, Kaufman County, Texas, according to the map or plat thereof, recorded in Cabinet 2, Envelope 230, Plat Records of Kaufman County, Texas.	\$5,920.00	\$725.71

(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, August 3, 2017

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