

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 January 4, 2018, seized, levied upon, and will, on the first Tuesday in February, 2018, the same being the 6th 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	85843-422 11/07/17	7110 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. WAYNE ALLEN DECKER , INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF DONALD E. DECKER, DECEASED, ET AL	0.553 acres, more or less, situated in the E. Higdon Survey, Abstract 197, Kaufman County, Texas, as described in deed dated November 3, 1997, from B. H. Moss etux to Donald E. Decker, in Volume 1278, Page 582, Official Public Records of Kaufman County, Texas.	\$67,290.00	\$24,657.40
2	87590-422 10/10/17	23173 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. JUANITA SMITH, ET AL	Lot 1, Block "E", Ezell Addition to the City of Kaufman, Kaufman County, Texas according to the map or plat thereof, recorded in Volume 313, Page 316, Deed Records of Kaufman County, Texas.	\$58,960.00	\$28,975.43
3	88053-422 11/07/17	38726 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. FRANCES GIBSON	0.6154 acres, more or less, being known as Lots 440, 440A, 441, 441A, 442, 442A, 443, 443A, 444, 444A, 445, 445A, 446 & 446A, of Tanganyika Village, Section 1, an unrecorded subdivision in the W. Strickland Survey, Abstract 498, Kaufman County, Texas, as described in Volume 1169, Page 330, Official Public Records of Kaufman County, Texas.	\$13,960.00	\$5,403.41
4	88343-422 08/14/17	41701 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. PETER RAY PENDARVIS, ET AL	Lots 7 & 8, Block 2, Terrell Terrace, and addition to the City of Terrell, Kaufman County, Texas, according to the map or plat thereof, recorded in Volume 185, Page 340, Deed Records of Kaufman County, Texas.	\$10,500.00	\$10,500.00
5	89240-422 11/07/17	33617 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. CHARLES COLLIER, ET AL	Lot 9, Block 2, Phagan Addition, an addition to the City of Terrell, Kaufman County, Texas, as described in Volume 686, Page 824, Deed Records of Kaufman County, Texas.	\$1,080.00	\$861.95

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6	89240-422 11/07/17	33618 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. CHARLES COLLIER, ET AL	Lots 10 & 11, Block 2, Phagan Addition, an addition to the City of Terrell, Kaufman County, Texas, as described in Volume 686, Page 824, Deed Records of Kaufman County, Texas.	\$16,280.00	\$12,639.26
7	89240-422 11/07/17	33619 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. CHARLES COLLIER, ET AL	Lots 12 & 13, Block 2, Phagan Addition, an addition to the City of Terrell, Kaufman County, Texas, as described in Volume 686, Page 824, Deed Records of Kaufman County, Texas.	\$2,560.00	\$1,508.54
8	89240-422 11/07/17	33620 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. CHARLES COLLIER, ET AL	Lots 14 & 15, Block 2, Phagan Addition, an addition to the City of Terrell, Kaufman County, Texas, as described in Volume 686, Page 824, Deed Records of Kaufman County, Texas. (33620)	\$2,360.00	\$2,360.00
9	89423-422 11/07/17	32487 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. JOHN D. ELIAS, ET AL	Lot 17, Block 2, Northlake Estates Addition, Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 2, Page 174, Plat Records of Kaufman County, Texas.	\$58,560.00	\$14,517.08
10	91314-422 11/07/17	29055 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. SAMANTHA STRAYHORN, ET AL	0.057 acre, more or less, being a portion of Block 9, Town of Kemp, Kaufman County, Texas, as described in Volume 2832, Page 516, Official Public Records of Kaufman County, Texas.	\$30,000.00	\$22,602.77
11	91411-422 11/07/17	2601 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. GREGORY DAN FARMER, ALSO KNOWN AS GREG FARMER, ET AL	1.017 acres more or less, situated in the J. Biggs Survey, A-44, Kaufman County, Texas, being that 1.00 acre tract described in Volume 720, Page 828, Real Property Records of Kaufman County, Texas, and that 0.017 acre tract described in Volume 2292, Page 482, Official Public Records of Kaufman County, Texas, SAVE & EXCEPT that 0.017 acre tract described in Volume 2292, Page 480, Official Public Records of Kaufman County, Texas, leaving herein a residue of 1.00 acre, more or less.	\$38,660.00	\$16,513.39
12	91819-422 02/13/17	4648 JANUARY 04, 2018	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	\$36,428.22

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
13	93892-422 10/05/17	2927 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. RHONDA J. MATTHEWS	0.80 acres, more or less, situated in the R.G. Cartwright Survey, A-76, Kaufman County, Texas, as described in Exhibit "B" in Volume 1987, Page 469, Official Public Records of Kaufman County, Texas.	\$20,750.00	\$4,904.06
14	93939-422 08/19/16	10689 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. MACK SANTOYO	8.00 acres, more or less, situated in the John Pyle Survey, Abstract 372, Kaufman County, Texas, as described in Volume 3052, Page 111, Official Public Records of Kaufman County, Texas.	\$27,840.00	\$3,833.60
15	95895-422 09/12/17	41633 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. THE UNKNOWN OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OF LOT 5, BLOCK 724, CITY OF TERRELL REVISED, KAUFMAN COUNTY, TEXAS., ET AL	Lot 5, Block 724, City of Terrell Revised, Kaufman County, Texas, according to the plat thereof.	\$3,150.00	\$3,150.00
16	96559-422 11/07/17	15668 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. CONNIE GIBBS TOCZIK, FORMERLY KNOWN AS CONNIE MARIE GIBBS	0.5836 acres, more or less, situated in the G. T. Walters Survey, A-564, City of Mabank, Kaufman County, Texas, as described in Volume 567, Page 357, Deed Records of Kaufman County, Texas.	\$148,760.00	\$17,432.79
17	97808-422 10/10/17	22588 JANUARY 04, 2018	KAUFMAN COUNTY, ET AL VS. RUSSELL JONES, AKA RUSSELL JONES, JR., DOING BUSINESS AS ABRAHAM LOGDE NO.315	Lot 9, Block 6, Dewberry Second Addition, an addition to the City of Terrell, Kaufman County, Texas, as described in Volume 668, Page 781, Deed Records of Kaufman County, Texas.	\$3,000.00	\$3,000.00

(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, January 4, 2018

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