

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 March 1, 2018, seized, levied upon, and will, on the first Tuesday in April, 2018, the same being the 3rd 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	91094-422 07/14/15	18873 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. MARK DEE HIGGINS	6.133 acres, more or less, being a portion of Tract 18-N, Beautiful Acres Subdivision, Kaufman County, Texas, as described in Volume 1213, Page 6. Official Public Records of Kaufman County, Texas.	\$50,440.00	\$2,987.84
2	91219-422 12/12/17	15626 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. SALLY REDIC WILLIAMS	0.198 acre, more or less, also known as Lot 9 of the Snowden Subdivision, an unrecorded subdivision in the G. T. Walters Survey, A-564, Kaufman County, Texas, as described in Volume 1093, Page 639, Real Property Records of Kaufman County, Texas.	\$3,380.00	\$3,380.00
3	91385-422 12/12/17	43307 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. ALBERTA SURRELL	90.0 feet off the West end of Lot 2 (Lot 2E), Block 91, Western Addition, an addition to the City of Terrell, Kaufman County, Texas, as described in Volume 214, Page 547, Deed Records of Kaufman County, Texas.	\$30,560.00	\$14,252.77
4	91403-422 12/12/17	5876 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. CHARLENE WILCOTS, ET AL	1.745 acres, more or less, situated in the M. Gilbreath Survey, A-166, Kaufman County, Texas, described as the tract allotted to Charlene Wilcots in Volume 858, Page 865, Real Property Records of Kaufman County, Texas.	\$13,560.00	\$10,109.93
5	91818-422 12/12/17	3479237 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. NAJERA ERASMO CASTILLO	15.00 acres, more or less, situated in the James E. Peel Survey, A-588, Kaufman County, Texas, as described in Volume 3575, Page 195, Official Public Records of Kaufman County, Texas.	\$94,420.00	\$20,951.25

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	92369-422 01/11/18	27563 & 27564 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. CLEVELAND DANIELS, ET AL	Lots 2A and 2B, Block 204, Irvine Subdivision, City of Terrell, Kaufman County, Texas, and being the same property described by metes and bounds in Volume 415, Page 438, Deed Records of Kaufman County, Texas. (27563 & 27564)	\$6,570.00	\$6,570.00
7	93761-422 12/12/17	36180 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. SANDRA J. KEMP, ET AL	Lot 43, Silverado Estates, a subdivision in Kaufman County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Envelope 703, Plat Records of Kaufman County, Texas, together with a 1985, 28 X 52 Redman Manufactured Home, Las Brisas Model, situated thereon and bearing Label Nos. TEX0376337/8, Serial Nos. 12313968A/B.	\$23,840.00	\$6,184.31
8	94808-422 12/12/17	1313 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. LINO ONOFRE	6.155 acres, more or less, situated in the E. Ables Survey, A-6, Kaufman County, Texas, as described in Volume 735, Page 635, Deed Records of Kaufman County, Texas.	\$51,190.00	\$11,016.06
9	95411-422 12/12/17	31821 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. ROSALINE M. DETURK, ET AL	Lot 6, Block 89, Moore & Nash Addition to the City of Terrell, Kaufman County, Texas, as described in Volume 2794, Page 222, Official Public Records of Kaufman County, Texas.	\$5,950.00	\$3,066.92
10	95447-422 01/11/18	15418 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. MITCHELL J. DYE, ET AL	7.00 acres, more or less, situated in the J. T. Vonderhoya Survey, A-560, Kaufman County, Texas, as described in Volume 579, Page 58, Deed Records of Kaufman County, Texas.	\$66,670.00	\$7,620.95
11	96118-422 01/11/18	19630 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. MAHALIA DENSON	Lot 19, Block 585, Brooks Addition to the City of Terrell, Kaufman County, Texas, as described in Volume 1774, Page 256, Official Public Records of Kaufman County, Texas.	\$2,840.00	\$2,840.00
12	96118-422 01/11/18	19631 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. MAHALIA DENSON	Lot 20, Block 585, Brooks Addition to the City of Terrell, Kaufman County, Texas, as described in Volume 1774, Page 256, Official Public Records of Kaufman County, Texas.	\$2,840.00	\$2,840.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
13	96564-422 01/11/18	42988 MARCH 01, 2018	KAUFMAN COUNTY, ET AL VS. EUGENE C. GUIGNET, AKA EUGENE CHARLES GUIGNET III, ET AL	100.00 feet by 100.00 feet, containing 0.2296 acre, more or less, being the North 1/2 of Lots 3 and 4, Block 14, Warren Addition, an addition to the City of Terrell, Kaufman County, Texas, as described in deed dated August 5, 1994, from James T. Turner etux to Eugene C. Guignet etux, in Volume 1138, Page 852, Official Public Records of Kaufman County, Texas.	\$59,100.00	\$9,256.58

(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, March 1, 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