

NOTICE OF SALE

STATE OF TEXAS

SABINE COUNTY

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BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Sabine 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 February 2, 2024, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in March, 2024, the same being the 5th day of said month, at the North Door, Corner of Oak and Main of the Courthouse of the said County, in the City of Hemphill, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, and will 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 Sabine 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	CV2201077 09/14/23	168681 FEBRUARY 02, 2024	SABINE COUNTY, ET AL VS. VIRENE CRAIG, ALSO KNOWN AS VIRENE BROWN CRAIG, ET AL	Lots 23, 24, and 25, Block 88, Town of Bronson, Sabine County, Texas, as described in Volume 75, Page 396, Deed Records of Sabine County, Texas.	\$12,290.00	\$7,869.79
2	CV2201077 09/14/23	170631 FEBRUARY 02, 2024	SABINE COUNTY, ET AL VS. VIRENE CRAIG, ALSO KNOWN AS VIRENE BROWN CRAIG, ET AL	The North 1/2 of Lot 20 and all of Lots 21 and 22, Block 88, Town of Bronson, Sabine County, Texas, as described in Volume 31, Page 219, Deed Records of Sabine County, Texas.	\$500.00	\$493.01
3	CV2201077 09/14/23	168671 FEBRUARY 02, 2024	SABINE COUNTY, ET AL VS. VIRENE CRAIG, ALSO KNOWN AS VIRENE BROWN CRAIG, ET AL	Lots 15, 16, 17, 18, and 19, Block 88, Town of Bronson, Sabine County, Texas, as described in Volume 76, Page 572, Deed Records of Sabine County, Texas, and in Volume 82, Page 598, Deed Records of Sabine County, Texas.	\$1,000.00	\$576.02
4	CV2201077 09/14/23	6032102 FEBRUARY 02, 2024	SABINE COUNTY, ET AL VS. VIRENE CRAIG, ALSO KNOWN AS VIRENE BROWN CRAIG, ET AL	The West 25.00 feet of Lots 1, 2 and 3, Block 88, Town of Bronson, Sabine County, Texas, as described in Volume 95, Page 701, Deed Records of Sabine County, Texas.	\$490.00	\$490.00
5	CV2201077 09/14/23	168971 FEBRUARY 02, 2024	SABINE COUNTY, ET AL VS. VIRENE CRAIG, ALSO KNOWN AS VIRENE BROWN CRAIG, ET AL	Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block 71, Town of Bronson, Sabine County, Texas, according to the map or plat thereof, recorded in Volume 262, Page 138, Deed Records of Sabine County, Texas.	\$47,780.00	\$6,301.68
REMOVED FROM SALE						
6	CV2201094 09/14/23	97101 FEBRUARY 02, 2024	SABINE COUNTY, ET AL VS. TIMOTHY J. DAVIS, ALSO KNOWN AS TIMOTHY JOEL DAVIS, ET AL	Lots 8, 9, and 10, Green Subdivision, Section 1, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 102, Plat Records of Sabine County, Texas.	\$46,260.00	\$9,704.11

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
7	CV2201107 02/23/23	78931 <del>FEBRUARY 02, 2024</del>	<del>SABINE COUNTY, ET AL VS. F. L. CROUCH, ALSO KNOWN AS FERMIN LEE CROUCH, ET AL</del>	<del>4.00 acres, more or less, situated in the Pleas Houghton Headright Survey, Abstract 360, Sabine County, Texas, as described in deed dated August 9, 1906, from M. C. Roberts et ux to F. L. Crouch, in Volume 22, Page 50, Deed Records of Sabine County, Texas.</del>	\$32,000.00	\$10,061.53
REMOVED FROM SALE						
8	CV2201109 09/14/23	6005851 FEBRUARY 02, 2024	SABINE COUNTY, ET AL VS. JAY ALLEN, ALSO KNOWN AS OTIS JAY EARL ALLEN, JR., ET AL	Lots 190 and 191, Rebel Ridge Subdivision, Section III, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 172, Plat Records of Sabine County, Texas.	\$128,950.00	\$13,055.03
9	CV2301137 09/14/23	85351 FEBRUARY 02, 2024	SABINE COUNTY, ET AL VS. JOHN A. CRESWELL	Lot 226, Beechwood Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 111, Plat Records of Sabine County, Texas.	\$3,770.00	\$3,770.00
10	CV2301138 09/14/23	45651 <del>FEBRUARY 02, 2024</del>	<del>SABINE COUNTY, ET AL VS. JIMMY THOMAS</del>	<del>20.00 acres, more or less, situated in the J. I. Piferme Survey, Abstract 47, Sabine County, Texas, as described as Tract 3, in deed dated April 23, 2014, from Johnnie Patty to Jimmy Thomas, in Volume 391, Page 1000, Official Records of Sabine County, Texas.</del>	\$70,000.00	\$3,508.28
REMOVED FROM SALE						

(any volume and page references, unless otherwise indicated, being to the Deed Records, Sabine 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.

Dated at Hemphill, Texas, February 2, 2024

Sheriff Tom Maddox  
Sabine 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 (936) 639-5040