

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 January 30, 2026, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in March, 2026, the same being the 3rd 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 NUMBERS 6 – 35 WERE PREVIOUSLY STRUCK OFF AND ARE NOW BEING OFFERED FOR RESALE**

| Sale # | Cause #<br>Judgment Date | Acct #<br>Order Issue Date                               | Style of Case  | Legal Description   | Adjudged Value | Estimated Minimum Bid |
|--------|--------------------------|--|--|---|----------------|-----------------------|
| 1      | CV0800602<br>03/13/25    | P6031690<br>JANUARY 30,<br>2026                          | SABINE COUNTY, ET AL<br>VS. DAVISON JUNIOR<br>WILLIAMS, ET AL                                      | MOBILE HOME ONLY ON<br>PARCEL R193121 ACRES:0.920   | \$42,510.00    | \$30,126.89           |
| 2      | CV2201117<br>11/13/25    | R165291(P24306<br>1)<br>JANUARY 30,<br>2026              | SABINE COUNTY, ET AL<br>VS. JAMES ROY, ALSO<br>KNOWN AS JAMES LEE<br>ROY, ET AL                    | LOT: 8, SUBD: LAGUNA SHORES<br>SECTION #7, (ACCT P243061<br>LOCATED HERE) ACRES:0.940               | \$94,990.00    | \$24,343.03           |
| 3      | CV2301147<br>11/13/25    | R195281(P21392<br>1 and R6000101)<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. STACIE FLATHERS,<br>ALSO KNOWN AS STACIE<br>PAULINE FLATHERS, ET<br>AL | ABST: 19 LARKIN GROSS,<br>HOUSE SEE NOTES FOR<br>ADDITIONAL IMPROVEMENTS<br>ON PROPERTY ACRES:0.963 | \$46,860.00    | \$12,498.33           |
| 4      | CV2401165<br>03/13/25    | R11021<br>JANUARY 30,<br>2026                            | SABINE COUNTY, ET AL<br>VS. LILLIAN ANN PEARCE,<br>AKA LILLIAN ANN<br>ORMOND PEARCE                | ABST: 297 J W CADWELL,<br>HOUSE ACRES:0.299   | \$38,090.00    | \$6,312.96            |
| 5      | CV2401184<br>11/13/25    | 103(R1031)<br>JANUARY 30,<br>2026                        | SABINE COUNTY, ET AL<br>VS. KARL BOSLEY, AKA<br>KARL WAYNE BOSLEY,<br>ET AL                        | ABST: 19 LARKIN GROSS, 1 LOT<br>ACRES:0.214   | \$3,100.00     | \$2,877.30            |
| 6      | CV2201080<br>11/14/24    | R168711(R16870<br>1)<br>JANUARY 30,<br>2026              | SABINE COUNTY, ET AL<br>VS. BRANDON HERRING,<br>ALSO KNOWN AS<br>BRANDON MICHAEL<br>HERRING, ET AL | LOT: 11,12,13,14,15, BLK: 90,<br>SUBD: BRONSON LOTS, HOUSE<br>ACRES:0.000                           | \$42,880.00    |                       |
| 7      | CV2201115<br>11/14/24    | R122821<br>JANUARY 30,<br>2026                           | SABINE COUNTY, ET AL<br>VS. NORBERT MYERS,<br>ALSO KNOWN AS<br>NORBERT PATRICK<br>MYERS, ET AL     | LOT: T-1757, T-1758, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.188                                       | \$4,510.00     |                       |
| 8      | CV2201119<br>04/27/23    | R115301<br>JANUARY 30,<br>2026                           | SABINE COUNTY, ET AL<br>VS. JACK T. CARTER, ET<br>AL   | LOT: 646, SUBD: PENDLETON<br>HARBOR,<br>HOUSE/IMPROVEMENTS<br>ACRES:0.280                           | \$39,330.00    |                       |
| 9      | CV2301122<br>11/14/24    | R127341<br>JANUARY 30,<br>2026                           | SABINE COUNTY, ET AL<br>VS. ALEXANDER EUGENE<br>WILLIAMS, ET AL                                    | LOT: T93, SUBD: PENDLETON<br>HARBOR ACRES:0.089   | \$2,140.00     |                       |
| 10     | CV2301122<br>11/14/24    | R127351<br>JANUARY 30,<br>2026                           | SABINE COUNTY, ET AL<br>VS. ALEXANDER EUGENE<br>WILLIAMS, ET AL                                    | LOT: T100, SUBD: PENDLETON<br>HARBOR, MOBILE HOME<br>ACRES:0.098                                    | \$34,780.00    |                       |

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|--------|--------------------------|--------------------------------|---|---|----------------|-----------------------|
| 11     | CV2301135<br>11/14/24    | R85131<br>JANUARY 30,<br>2026  | SABINE COUNTY, ET AL<br>VS. J. K. BUTLER  | LOT: 35, SUBD: BEECHWOOD 1<br>ACRES:0.282                           | \$4,230.00     |                       |
| 12     | CV2401167<br>09/18/24    | R219261<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. DANNY E. PARTIN,<br>AKA DANIEL EUGENE<br>PARTIN             | LOT: T-1765,T-1766,T-1767,<br>SUBD: PENDLETON HARBOR<br>ACRES:0.271 | \$6,500.00     |                       |
| 13     | CV2401168<br>09/18/24    | R128371<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. CARLOS WILLIAMS,<br>AKA CARLOS EUGENE<br>WILLIAMS           | LOT: T-3045, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.161               | \$3,860.00     |                       |
| 14     | CV2401168<br>09/18/24    | R115331<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. CARLOS WILLIAMS,<br>AKA CARLOS EUGENE<br>WILLIAMS           | LOT: T95, SUBD: PENDLETON<br>HARBOR ACRES:0.108                     | \$2,590.00     |                       |
| 15     | CV2401168<br>09/18/24    | R128531<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. CARLOS WILLIAMS,<br>AKA CARLOS EUGENE<br>WILLIAMS           | LOT: T92, SUBD: PENDLETON<br>HARBOR ACRES:0.086                     | \$2,060.00     |                       |
| 16     | CV2401168<br>09/18/24    | R128541<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. CARLOS WILLIAMS,<br>AKA CARLOS EUGENE<br>WILLIAMS           | LOT: T94, SUBD: PENDLETON<br>HARBOR ACRES:0.100                     | \$2,400.00     |                       |
| 17     | CV2401170<br>09/18/24    | R121091<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. BERNICE C. PEAVY,<br>AKA MR. BERNICE<br>CORBET PEAVY, ET AL | LOT: T-2049, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.036               | \$1,010.00     |                       |
| 18     | CV2401170<br>09/18/24    | R121081<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. BERNICE C. PEAVY,<br>AKA MR. BERNICE<br>CORBET PEAVY, ET AL | LOT: T-2048, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.057               | \$1,370.00     |                       |
| 19     | CV2401173<br>09/18/24    | R116221<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. DAVID N. RUSSELL,<br>AKA DAVID NEAL<br>RUSSELL              | LOT: T-1588, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.112               | \$2,690.00     |                       |
| 20     | CV2401173<br>09/18/24    | R116231<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. DAVID N. RUSSELL,<br>AKA DAVID NEAL<br>RUSSELL              | LOT: T-1589, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.120               | \$2,880.00     |                       |
| 21     | CV2401175<br>09/18/24    | R110881<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. PENDLETON HARBOR<br>CORPORATION, ET AL                      | LOT: T-1567, SUBD:<br>PENDLETON HARBOR, MOBILE<br>HOME ACRES:0.130  | \$3,940.00     |                       |
| 22     | CV2401176<br>09/18/24    | R119661<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. PENDELTON HARBOR<br>CORPORATION, ET AL                      | LOT: 453, SUBD: PENDLETON<br>HARBOR ACRES:0.208                     | \$2,500.00     |                       |
| 23     | CV2401177<br>09/18/24    | R125811<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. VITAE VENTURES, ET<br>AL                                    | LOT: T1816, BLK: 18, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.040       | \$1,000.00     |                       |
| 24     | CV2401177<br>09/18/24    | R125801<br>JANUARY 30,<br>2026 | SABINE COUNTY, ET AL<br>VS. VITAE VENTURES, ET<br>AL                                    | LOT: T-1815, BLK: 18, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.045      | \$1,080.00     |                       |

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|--------|--------------------------|---|---|---|----------------|-----------------------|
| 25     | CV2401177<br>09/18/24    | <del>R120931</del><br>JANUARY 30,<br>2026 | <del>SABINE COUNTY, ET AL<br/>VS. VITAE VENTURES, ET<br/>AL</del>                         | <del>LOT: 1934, SUBD: PENDLETON<br/>HARBOR ACRES:0.040</del>              | \$1,000.00     |                       |
| 26     | CV2401177<br>09/18/24    | <del>R119251</del><br>JANUARY 30,<br>2026 | <del>SABINE COUNTY, ET AL<br/>VS. VITAE VENTURES, ET<br/>AL</del>                         | <del>LOT: 1018, BLK: 9, SUBD:<br/>PENDLETON HARBOR<br/>ACRES:0.266</del>  | \$1,330.00     |                       |
| 27     | CV2401177<br>09/18/24    | <del>R120941</del><br>JANUARY 30,<br>2026 | <del>SABINE COUNTY, ET AL<br/>VS. VITAE VENTURES, ET<br/>AL</del>                         | <del>LOT: T-1935, SUBD:<br/>PENDLETON HARBOR<br/>ACRES:0.040</del>        | \$1,000.00     |                       |
| 28     | CV2401177<br>09/18/24    | <del>R111661</del><br>JANUARY 30,<br>2026 | <del>SABINE COUNTY, ET AL<br/>VS. VITAE VENTURES, ET<br/>AL</del>                         | <del>LOT: 623, SUBD: PENDLETON<br/>HARBOR ACRES:0.305</del>               | \$22,800.00    |                       |
| 29     | CV2401177<br>09/18/24    | <del>R114631</del><br>JANUARY 30,<br>2026 | <del>SABINE COUNTY, ET AL<br/>VS. VITAE VENTURES, ET<br/>AL</del>                         | <del>LOT: 615, BLK: 7, SUBD:<br/>PENDLETON HARBOR<br/>ACRES:0.313</del>   | \$23,400.00    |                       |
| 30     | CV2401177<br>09/18/24    | R116811<br>JANUARY 30,<br>2026            | SABINE COUNTY, ET AL<br>VS. VITAE VENTURES, ET<br>AL                                      | LOT: T-2009, BLK: 18, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.042            | \$1,010.00     |                       |
| 31     | CV2401177<br>09/18/24    | <del>R126491</del><br>JANUARY 30,<br>2026 | <del>SABINE COUNTY, ET AL<br/>VS. VITAE VENTURES, ET<br/>AL</del>                         | <del>LOT: 827, SUBD: PENDLETON<br/>HARBOR ACRES:0.241</del>               | \$2,890.00     |                       |
| 32     | CV2401177<br>09/18/24    | R112051<br>JANUARY 30,<br>2026            | SABINE COUNTY, ET AL<br>VS. VITAE VENTURES, ET<br>AL                                      | LOT: T-1561, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.137                     | \$3,290.00     |                       |
| 33     | CV2401177<br>09/18/24    | <del>R116281</del><br>JANUARY 30,<br>2026 | <del>SABINE COUNTY, ET AL<br/>VS. VITAE VENTURES, ET<br/>AL</del>                         | <del>LOT: 1406, BLK: 14, SUBD:<br/>PENDLETON HARBOR<br/>ACRES:0.364</del> | \$2,910.00     |                       |
| 34     | CV2401179<br>09/18/24    | <del>R119151</del><br>JANUARY 30,<br>2026 | <del>SABINE COUNTY, ET AL<br/>VS. JUNE ROUNDS, AKA<br/>WANDA JUNE ROUNDS,<br/>ET AL</del> | <del>LOT: T-3016, SUBD:<br/>PENDLETON HARBOR<br/>ACRES:0.040</del>        | \$1,000.00     |                       |
| 35     | CV2401179<br>09/18/24    | R119161<br>JANUARY 30,<br>2026            | SABINE COUNTY, ET AL<br>VS. JUNE ROUNDS, AKA<br>WANDA JUNE ROUNDS,<br>ET AL               | LOT: T-3017, SUBD:<br>PENDLETON HARBOR<br>ACRES:0.042                     | \$1,010.00     |                       |

(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, January 30, 2026

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Sheriff George Griffith  
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