

NOTICE OF SALE

STATE OF TEXAS

§

BY VIRTUE OF AN ORDER OF SALE

SABINE COUNTY

§

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 August 7, 2023, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in September, 2023, 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	CV0800631 01/27/17	43401 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. SCOTTIE D. THOMAS	1.0 acre, more or less, out of the Henry Nichols Survey, Abstract 46, Sabine County, Texas, being the amse property described in a deed from Sheila Thomas to Scottie D. Thomas, dated July 25, 2001, recorded in Volume 162, Page 568, Official Public Records, Sabine County, Texas.	\$18,000.00	\$664.66
2	CV1801018 12/10/20	167791 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. CYNTHIA DAWSON, ALSO KNOWN AS CYNTHIA IRENE DAWSON	Lot 7, Delta Heights Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 181, Plat Records of Sabine County, Texas, including a 14 X 76, Magnolia Viking mobile home, Label number HWC0117349, Serial number GDVKMS4584121016.	\$10,110.00	\$4,101.28
3	CV1801028 04/27/23	126681 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. SALLIE T. DARLING, ALSO KNOWN AS SALLIE THOMPSON DARLING	Lots 1138, 1139, and 1140, Hide-A-Way Harbor Subdivision, also known as Pendleton Harbor Subdivision, Unit 10, a subdivision in Sabine County, Texas, as described in Volume 202, Page 881, Official Records of Sabine County, Texas.	\$3,780.00	\$1,787.82
4	CV1801028 04/27/23	126671 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. SALLIE T. DARLING, ALSO KNOWN AS SALLIE THOMPSON DARLING	Lots 531, 735, and 742, Hide-A-Way Harbor Subdivision, also known as Pendleton Harbor Subdivision, Unit 5, a subdivision in Sabine County, Texas, as described in Volume 202, Page 881, Official Records of Sabine County, Texas.	\$3,670.00	\$1,535.16
5	CV1901055 04/27/23	202341 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. JASON AIKEN, ALSO KNOWN AS JASON MARSHALL AIKEN, ET AL	Lot 17, Eagle Estates Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 242, Plat Records of Sabine County, Texas.	\$339,650.00	\$33,655.55

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	CV2201105 04/27/23	147441 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. THOMAS L. GUNN III, ALSO KNOWN AS THOMAS LEVI GUNN III, ET AL	Lot 10, Block 17, Toledo Beach Subdivision, Section 2, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 154, Map Records of Sabine County, Texas.	\$6,990.00	\$1,636.05
7	CV2201105 04/27/23	147451 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. THOMAS L. GUNN III, ALSO KNOWN AS THOMAS LEVI GUNN III, ET AL	Lot 11, Block 17, Toledo Beach Subdivision, Section 2, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 154, Map Records of Sabine County, Texas.	\$6,950.00	\$1,632.09
8	CV2201114 04/27/23	111781 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. GEORGE E. BUCK, ALSO KNOWN AS GEORGE EUGENE BUCK, ET AL	Lot 1426, Hide-A-Way Subdivision, Unit 14, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 161, Plat Records of Sabine County, Texas.	\$5,060.00	\$2,235.70
9	CV2201116 04/27/23	141191 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. BEVERLEY RENA SATIR	Lots 19 and 20, Shawnee Shores Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 131, Map Records of Sabine County, Texas.	\$27,020.00	\$12,964.32
10	CV2201116 04/27/23	101831 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. BEVERLEY RENA SATIR	A 50% undivided interest in and to Lot 3, Adam Cattawar Subdivision, a subdivision in Sabine County, Texas, as described in deed dated November 28, 2011, from Huey C. Schrieber et ux to Beverley Rena Satir, in Volume 352, Page 481, Official Public Records of Sabine County, Texas.	\$29,030.00	\$5,104.27
11	CV2201118 04/27/23	6091 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. K. I. SPEIGHT, ALSO KNOWN AS KENNETH IVAN SPEIGHT, ET AL	All that certain tract of land situated in the Arnold & Gandy Subdivision, an addition to the Town of Hemphill, out of the Joseph Walker 3/4 League Survey, Abstract 57, Sabine County, Texas, as described, as First and Second Tracts, in deed dated January 16, 1962, from Charles C. Corley et ux to K. I. Speight, in Volume 100, Page 102, Deed Records of Sabine County, Texas.	\$81,800.00	\$16,584.01
12	CV2201119 04/27/23	115301 AUGUST 07, 2023	SABINE COUNTY, ET AL VS. JACK T. CARTER, ET AL	Lot 646, Hide-A-Way Harbor Subdivision, Unit 9, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 121, Plat Records of Sabine County, Texas.	\$39,330.00	\$15,730.07

(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, August 7, 2023

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