

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

FANNIN COUNTY

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and issued pursuant to judgment decree(s) of the District Court of Fannin 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 28, 2018, seized, levied upon, and will, on the first Tuesday in October, 2017, the same being the 3rd day of said month, at the North Steps, 101 South Sam Rayburn Drive of the Courthouse of the said County, in the City of Bonham, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, 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 Fannin and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value
1	TX-14-4162 06/14/17	93598 AUGUST 28, 2017	CITY OF BONHAM, ET AL VS. GREGORY DADY, ET AL	60.00 feet by 74.20 feet, containing 0.1022 acre, more or less, out of Block 24, Williams Addition, an addition to the City of Bonham, Fannin County, Texas, as described in deed dated May 23, 2008, from Leon Garcia to Gregory Dady, et al, in Volume 1388, Page 395, Official Records of Fannin County, Texas	\$17,790.00
2	TX-14-4196 06/14/17	100509 AUGUST 28, 2017	DODD CITY INDEPENDENT SCHOOL DISTRICT, ET AL VS. JERRY MILARD GRAHAM, ET AL	Tract 1 Lots 7 & 8, Block 15, Original Townsite Addition, an addition to the Town of Dodd City, Fannin County, Texas, as described in Volume 1080, Page 528, Official Public Records of Fannin County, Texas.	\$30,650.00
3	TX-14-4196 06/14/17	89089 AUGUST 28, 2017	DODD CITY INDEPENDENT SCHOOL DISTRICT, ET AL VS. JERRY MILARD GRAHAM, ET AL	Tract 2 Lots 1 & 2, Block 15, Original Townsite Addition, an addition to the Town of Dodd City, Fannin County, Texas, as described in the Plat of Dodd City recorded in Cabinet A Slide 133, Plat Records of Fannin County, Texas.	\$3,390.00
4	TX-14-4210 02/15/17	93797 AUGUST 28, 2017	CITY OF BONHAM, ET AL VS. MICHAEL DAVID LANE, A/K/A MICHAEL DAVID RISSE-GANT	All that certain tract of land being Lots 49 & 50, Block 14, Stevens Addition, an addition to the City of Bonham, Fannin County, Texas, described in deed dated July 26, 1974, from Robert Chandler Lane to Nina Velma Lane, in Volume 551, Page 207, Deed Records of Fannin County, Texas; SAVE & EXCEPT however, that certain 50.00 feet by 140.00 feet, containing 0.1607 acre, more or less, described in Volume 567, Page 786, Deed Records of Fannin County, Texas, leaving herein a residue of all of Lot 49 & part of Lot 50, Block 14 ,being that same property identified on Plaintiff's tax rolls as (Acct #93797)	\$4,510.00
5	TX-14-4227 02/15/17	91075 AUGUST 28, 2017	CITY OF BONHAM, ET AL VS. RUTH EVELYN BREWER	Lot 6, Block 1, Bradford Addition, an addition to the City of Bonham, Fannin County, Texas, according to the map or plat thereof, recorded in Volume 392, Page 244, Deed Records of Fannin County, Texas	\$62,350.00

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6	TX-14-4242 06/14/17	78364 AUGUST 28, 2017	SAM RAYBURN INDEPENDENT SCHOOL DISTRICT, ET AL VS. SHIRLEY ANN LEE, A/K/A SHIRLEY SMITH LEE, ET AL	3.044 acres, more or less, situated in the J. H. Knapp Survey, Abstract 607, Fannin County, Texas, as described in deed dated November 18, 1997, from Howard Smith, et ux to Shirley Ann Lee, et vir, in Volume 860, Page 964, Land Records of Fannin County, Texas.	\$54,681.00
7	TX-14-4263 06/14/17	93056 AUGUST 28, 2017	CITY OF BONHAM, ET AL VS. CHARLIE STROUD, A/K/A CHARLIE BLACK STROUD III, ET AL	0.651 acre, more or less, out of Block 1, Reich Addition, an addition to the City of Bonham, Fannin County, Texas, as described in deed dated November 1, 2002, from Thomas Jarrell, et ux to Charlie Stroud, et ux, in Volume 999, Page 282, Official Records of Fannin County, Texas.	\$32,630.00
8	TX-14-4265 02/15/17	109801 AUGUST 28, 2017	TRENTON INDEPENDENT SCHOOL DISTRICT, ET AL VS. HECTOR V. RAMIREZ	4.00 acres, more or less, situated in the E. T. Embree Survey, Abstract 357, Fannin County, Texas, as described in deed dated April 24, 2006, from Juan R. Castro to Hector Ramirez, in Volume 1227, Page 279, Official Records of Fannin County, Texas.	\$26,900.00
9	TX-15-4279 06/14/17	94075 AUGUST 28, 2017	CITY OF BONHAM, ET AL VS. JIMMY DEAN PICKERING, ET AL	0.387 acre, more or less, situated in the J. P. Simpson Survey, Abstract 1018, City of Bonham, Fannin County, Texas, described as 1.2727 acres, more or less, in deed dated December 19, 1987, from John E. Brooks, et ux to Jimmy Dean Pickering, et al, in Volume 689, Page 803, Land Records of Fannin County, Texas; SAVE & EXCEPT however, the following: (a). that certain 0.48 acre tract, more or less, described in Volume 275, Page 299, Deed Records of Fannin County, Texas; and (b). that certain 0.405 acre tract, more or less, described in Volume 281, Page 509, Deed Records of Fannin County, Texas; leaving herein a residue of 0.3877 acre, more or less	\$68,020.00
10	TX-15-4313 02/15/17	83658 AUGUST 28, 2017	CITY OF BONHAM, ET AL VS. JOSE ANTONIO CRUZ, ET AL	0.321 acre, more or less, situated in the John P. Simpson Survey, Abstract 1018, Fannin County, Texas, as described, as Tract 1 in deed dated January 10, 2011, from Gerald Bunch, et ux to Jose Antonio, et ux, in Volume 1534, Page 236, Official Records of Fannin County, Texas	\$199,640.00
11	TX-15-4369 02/15/17	90175 AUGUST 28, 2017	LEONARD INDEPENDENT SCHOOL DISTRICT, ET AL VS. JUAN ANTONIO MARTINEZ, A/K/A JUAN ANTONI MARTINEZ-MARQUEZ	Lot 13 & the East 35.00 feet of Lot 14, Block 23, City of Leonard, Fannin County, Texas, described in Volume 1637, Page 131, Official Records of Fannin County, Texas	\$25,160.00
12	TX-15-4372 02/15/17	83032 AUGUST 28, 2017	FANNIN COUNTY VS. WYNELL MCCLURE, A/K/A WYNELL MALONE MCCLURE, ET AL	1.345 acres, more or less, situated in the Joseph Swagerty Survey, Abstract 969, Fannin County, Texas, described in deed dated August 1, 1997, from Merle Hicks Dale to Wynell McClure, et al, in Volume 854, Page 582, Official Records of Fannin County, Texas	\$13,600.00
13	TX-15-4374 02/15/17	89256 AUGUST 28, 2017	LEONARD INDEPENDENT SCHOOL DISTRICT, ET AL VS. RICKY DON SMITH, ET AL	Lots 11 & 12, Block 5, College Addition, an addition to the City of Leonard, Fannin County, Texas, according to the map or plat thereof, recorded in Volume 103, Page 583, Deed Records of Fannin County, Texas	\$8,550.00

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14	TX-16-4406 02/15/17	95504 AUGUST 28, 2017	HONEY GROVE INDEPENDENT SCHOOL DISTRICT, ET AL VS. EUGENE P. SHAFER, ET AL	Lot 13, Block 18, Lake Crockett Resort Center Subdivision, a subdivision in Fannin County, Texas, according to the map or plat thereof, recorded in Volume 403, Page 389, Deed Records of Fannin County, Texas	\$2,390.00
15	TX-16-4407 06/14/17	90113 AUGUST 28, 2018	LEONARD INDEPENDENT SCHOOL DISTRICT, ET AL VS. RUBY HAILEY	Lot 8, Block 15, Original Townsite to the City of Leonard, Fannin County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 520, Deed Records of Fannin County, Texas	\$4,130.00
16	TX-16-4426 02/15/17	70775 AUGUST 28, 2017	CITY OF BONHAM, ET AL VS. CARLA ESQUIVEL, A/K/A CARLA DELOISE ESQUIVEL	All that certain tract of land containing 0.1377 acre, more or less, situated in the Russell Bogart Survey, Abstract 64, Fannin County, Texas, described as First & Second Tracts, in deed dated May 7, 2002, from Billy C. Cox, et ux to Carla Esquivel, in Volume 980, Page 760, Official Records of Fannin County, Texas	\$15,630.00
17	TX-16-4430 06/14/17	90896 AUGUST 28, 2017	CITY OF BONHAM, ET AL VS. BILLY G. REYNOLDS, A/K/A BILLY GENE REYNOLDS, ET AL	Lot 3, Block 3, Bel-Air Addition, an addition to the City of Bonham, Fannin County, Texas, according to the map or plat thereof, recorded in Volume 446, Pages 45, 46 & 47, Deed Records of Fannin County, Texas	\$72,260.00
18	TX-16-4431 06/14/17	78118 AUGUST 28, 2017	HONEY GROVE INDEPENDENT SCHOOL DISTRICT, ET AL VS. RICKEY J. GLOVER, ET AL	Tract 1 4.69 acres, more or less, situated in the J. A. Jeffries Survey, Abstract 589, Fannin County, Texas, described by metes and bounds in deed dated October 2, 2003, from Owen J. Glover to Ricky J. Glover, et ux, in Volume 1037, Page 17, Official Records of Fannin County, Texas	\$26,920.00
19	T-3485 02/08/08	100857 AUGUST 28, 2017	THE FOLLOWING PROPERTY WAS STRUCK-OFF AT A PREVIOUS TAX SALE AND IS NOW BEING OFFERED FOR RE-SALE FANNIN COUNTY APPRAISAL DISTRICT VS. DALLAS SANGSTER, ET AL (TAX SALE HELD JUNE 3, 2008)	1.00 acre, more or less, situated in the G.W. King Survey, Abstract 604, Fannin County, Texas, as described in deed dated April 12, 2002 from Leslie Calhoun to Dallas Sangster, et al, in Volume 980 Page 763, Official Records of Fannin County, Texas.	\$23,270.00

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

A RECENT RESOLUTION APPROVED BY THE FANNIN COUNTY COMMISSIONERS COURT REQUIRES BIDDERS TO OBTAIN, PRIOR TO THE SALE, A STATEMENT FROM THE FANNIN CENTRAL APPRAISAL DISTRICT CERTIFYING THAT THE PERSON/FIRM/COMPANY PURCHASING PROPERTY AT A TAX SALE OWES NO DELINQUENT PROPERTY TAXES FOR ANY PROPERTY EITHER CURRENTLY OR PREVIOUSLY OWNED TO ANY TAXING ENTITY WITHIN THE COUNTY. YOU WILL NOT BE ALLOWED TO BID ON OR RECEIVE A TAX SALE DEED TO ANY PROPERTY WITHOUT THIS CERTIFICATE/STATEMENT. TO OBTAIN A CERTIFICATE/STATEMENT, PLEASE CONTACT THE COLLECTIONS DEPARTMENT AT THE FANNIN CENTRAL APPRAISAL DISTRICT LOCATED AT 831 W. STATE HWY 56, BONHAM, TX (903) 583-8701. PROSPECTIVE BIDDERS SHOULD ALLOW UP TO TWO WEEKS TO PROCESS THE REQUEST. YOU MUST

HAVE THIS CERTIFICATE/STATEMENT IN HAND BEFORE THE SALE BEGINS.

Dated at Bonham, Texas, August 28, 2018

Sheriff Mark Johnson
Fannin 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 (903) 597-2897