

December 3rd

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NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

LIMESTONE COUNTY

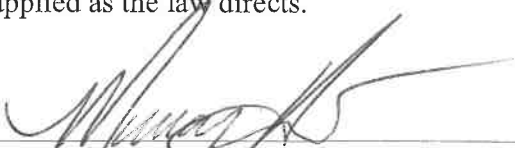
and issued pursuant to judgment decree(s) of the District Court of Limestone County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on November 1, 2024, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in December, 2024, the same being the 3rd day of said month, at the North Door, Limestone County Courthouse of the Courthouse of the said County, in the City of Groesbeck, 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 Limestone and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value
1	5878-A 11/06/15	R4000 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. WALTER FAVORS BRISCOE, ET AL	A016 J.A. HEAD ACRES 1.74 SALE NOTES: property is subject to post judgment taxes.	\$30,280.00
2	6155-A 01/11/24	R1307 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. LARID MCPHERSON	SOUTH ADDITION COOLIDGE BLOCK 007 LOT 007 - 008 SALE NOTES: property is subject to post judgment taxes.	\$2,100.00
3	6166-A 07/15/19	M130523 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. JODY CARRIGAN, ET AL	WEST ADDITION COOLIDGE BLOCK 006 LOT 009 - 010 SERIAL 1SRP16635AL TITLE # 00147434 LABEL # NTA1099275 MODEL SOUTHRIDGE SINGLE MOBILE HOME ONLY SALE NOTES: property is subject to post judgment taxes.	\$8,140.00
4	6167-A 01/04/19	M130514 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. MONI JO ODOM, ET AL	SHILOH ROAD EXT MEXIA SECTION MH ONLY SERIAL TX3113928 TITLE # 00385147 LABEL # TEX0223813 MAKE LANCER MODEL LANCER SALE NOTES: property is subject to post judgment taxes.	\$20,810.00
5	6170-A 07/25/24	R14839 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. OLGA TINA GREEN, ET AL	SOUTHLAND HEIGHTS ADDITION MEXIA BLOCK 013 LOT 001 - 003 SALE NOTES: property is subject to post judgment taxes.	\$4,460.00
6	6171-A 08/27/20	M130304 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. ALVIN GREEN, ET AL	WEST ADDITION COOLIDGE BLOCK 029 LOT 005 - 006 SERIAL OC05870759 TITLE # 00915761 LABEL # TEX0398670 MAKE OAK CREEK MODEL CEDAR RIDGE MOBILE HOME ONLY SALE NOTES: property is subject to post judgment taxes.	\$2,660.00
7	6212-A 07/15/19	R119316 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. JASON TUCKER	A352 D MURPHEY, IMPS ONLY ON R5737 SALE NOTES: property is subject to post judgment taxes.	\$41,120.00
8	6280-A 01/11/24	R14842 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. CYNTHIA ROBERSON, ET AL	HIGHWAY 84 WEST MEXIA ACRES 1.6 SALE NOTES: property is subject to post judgment taxes.	\$36,280.00
10	6298-A 12/04/20	R116998 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. DORA MEANS MILLER	THOMPSON ADDITION MEXIA BLOCK 002 LOT 006 SERIAL TXFLW12A32370FD11 TITLE # 01023174 LABEL # RAD1109539 MAKE FLEETWOOD MODEL FESTIVAL LIMITED (MH ONLY) SALE NOTES: property is subject to post judgment taxes.	\$19,210.00
11	6300-A 07/25/24	R18128 NOVEMBER 01, 2024	LIMESTONE COUNTY, ET AL VS. ROSARIO RENEA REYES	CRESTLINE HEIGHTS 2 MEXIA BLOCK 001 LOT 040 SALE NOTES: property is subject to post judgment taxes.	\$114,742.00

12	6563-A 05/17/21	M130910	CITY OF MEXIA VS. JEFFERY M WEBSTER, ET AL	CENTRAL HEIGHTS ADDITION MEXIA SECTION MH ONLY SERIAL OC011425856B TITLE # MH00580158 LABEL # NTA1614403 MAKE OAK CREEK MODEL OAK MANOR SALE NOTES: property is subject to post judgment taxes.	\$40,320.00
13	6630-A 05/17/21	R12131 NOVEMBER 01, 2024	CITY OF THORNTON, ET AL VS. LINDA M BASSETT	RDIV 043-XLIII THORNTON LOT 98.9X140' SALE NOTES: property is subject to post judgment taxes.	\$57,860.00
14	6673-A 07/25/24	R3949 NOVEMBER 01, 2024	COOLIDGE INDEPENDENT SCHOOL DISTRICT, ET AL VS. MARIO ESTEVAN PINA	A489 A. STEELE ACRES 5.183 SALE NOTES: property is subject to post judgment taxes.	\$46,650.00
15	6691-A 07/27/23	R19129 NOVEMBER 01, 2024	CITY OF MEXIA VS. L. W. WASHINGTON, ET AL	MEXIA ADDITION MEXIA BLOCK 005 LOT 007 SALE NOTES: property is subject to post judgment taxes.	\$12,240.00
16	6760-A 07/25/24	R21396 NOVEMBER 01, 2024	CITY OF MEXIA VS. LILLIE M HOBBS, ET AL	RDIV 043-XLIII MEXIA BLOCK 001B LOT 014 - 015 SALE NOTES: property is subject to post judgment taxes.	\$5,750.00
17	4652-A 05/31/07	R6342 SEPTEMBER 01, 2007	LIMESTONE COUNTY, ET AL VS. JOHN LEWIS ALEXANDER, ET AL	<i>The following properties were previously Struck-Off at the Tax Sale and are now being offered for Resale:</i> LEANETTE ADDITION GROESBECK BLOCK 001 & 002 ACRES 4 (BLKS 004 & 001 PT) SALE NOTES: The following properties were previously Struck-Off at the Tax Sale and are now being offered for Resale:	\$24,000.00
18	4652-A 05/31/07	R6344 SEPTEMBER 01, 2007	LIMESTONE COUNTY, ET AL VS. JOHN LEWIS ALEXANDER, ET AL	RDIV 012-XII GROESBECK BLOCK 003 ACRES 2.55	\$3,500.00

(any volume and page references, unless otherwise indicated, being to the Deed Records, Limestone 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 Groesbeck, Texas, November 1, 2024



Sheriff Murray Agnew
Limestone 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) 872-3096

DELINQUENT TAX SALE - THE COUNTY OF LIMESTONE, TEXAS, MEXIA INDEPENDENT SCHOOL DISTRICT, THE CITY OF GROESBECK, TEXAS AND GROESBECK INDEPENDENT SCHOOL DISTRICT, LIMESTONE COUNTY, TEXAS

November 5, 2024 at 10:00AM

Limestone County Courthouse

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid driver's license or identification card **issued by a state agency or the United States government**. The grantee named in the deed must be the same person who was the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **CASH OR CASHIER'S CHECK payable to Limestone County Tax Office**. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is **WITHOUT WARRANTY**, express or implied. Title to property is **NOT** guaranteed. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property, property appraised as agricultural land and mineral interests. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Section. 33.51, Texas Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation, and safekeeping of the property. Do **NOT** make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Groesbeck at (254) 255-4380.