NOTICE OF SALE

STATE OF TEXAS §
§
UPSHUR COUNTY §

BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Upshur 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 July 2, 2024, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in August, 2024, the same being the 6th day of said month, under the canopy covering the entrance to the Upshur County Justice Center located at 405 North Titus Street, Gilmer, 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 Upshur and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value
1	03-91TX 01/23/24	18641 JULY 02, 2024	UPSHUR COUNTY, ET AL VS. ROOSEVELT FAGGETT, ET AL	1.00 acre, more or less, situated in the H. W. Augustine Survey, Abstract 8, Upshur County, Texas, as described in deed dated March 15, 1983, from Roosevelt Faggett to Roosevelt Faggett etux, in Volume 440, Page 916, Deed Records of Upshur County, Texas. (subject to post judgment taxes)	$19,740.00
2	17-59TX 04/23/24	11092 JULY 02, 2024	UPSHUR COUNTY, ET AL VS. LOIS M. EASTERLING	All that certain tract of land containing Lots 12, 13, 14, 15, and 16, Block 3, Gladeview Addition, an addition to the City of Gladewater, Upshur County, Texas, described as follows: a. that certain Lots 13, 14, 15, and 16, Block 3, Gladeview Addition as described in Volume 222, Page 259, Deed Records of Upshur County, Texas; and b. that certain Lot 12, Block 3, Gladeview Addition as described in Volume 404, Page 584, Deed Records of Upshur County, Texas. (subject to post judgment taxes)	$92,830.00
3	18-44TX 01/23/24	4680 JULY 02, 2024	UPSHUR COUNTY, ET AL VS. LONNIE STEPHENSON	3.00 acres, more or less, situated in the S. D. La Cerda Survey, Abstract 67, Upshur County, Texas, as described in deed dated December 30, 1976, from Mary Stephenson etal to Lonnie Stephenson, in Volume 398, Page 59, Deed Records of Upshur County, Texas. (subject to post judgment taxes)	$69,000.00
4	18-45TX 01/23/24	3367 JULY 02, 2024	UPSHUR COUNTY, ET AL VS. RETHA BELLE EVERTON	0.44 acre, more or less, situated in the David Meredith Survey, Abstract 315, Upshur County, Texas, as described in deed dated July 24, 1992, from Mary Kathryn McKinley et al to Retha Belle Everton, in Volume 113, Page 872, Official Records of Upshur County, Texas. (subject to post judgment taxes)	$25,650.00
5	21-56TX 04/23/24	73998 JULY 02, 2024	UPSHUR COUNTY, ET AL VS. LONNIE G. VERBLE	1.945 acre, more or less, situated in the Jeremiah White Survey, Abstract 528, Upshur County, Texas, as described in deed dated September 1, 1996, from Matthew Barnett to Lonnie Gene Verble, in Volume 522, Page 741, Official Records of Upshur County, Texas. (subject to post judgment taxes)	$73,460.00

6	21-151TX 01/23/24	70800 JULY 02, 2024	UPSHUR COUNTY, ET AL VS. DAISY THOMAS	2.00 Acres, more or less, situated in the Henry W. Augustine Survey, Abstract 8, Upshur County, Texas, described in deed dated June 8, 2009, from Andrew M. Bozeman, Jr. etux to Daisy Thomas, in Volume 868, Page 790, Official Public Records of Upshur County, Texas and a Manufactured Home, HUD# TEX0255221, Upshur County, Texas (subject to post judgment taxes)	$58,610.00
7	22-27TX 04/23/24	76126 JULY 02, 2024	UPSHUR COUNTY, ET AL VS. WENDY WILBORN	2.10 acres, more or less, situated in the David Ferguson Survey, Abstract 158, Upshur County, Texas, being that part of a 15.53 acre tract lying in the said Ferguson Survey in both Upshur and Gregg Counties, Texas, as described, as Tract II, in deed dated September 25, 2014, from Wenford Wilborn etux to Wendy Wilborn, in Volume 1165, Page 102, Official Public Records of Upshur County, Texas.(subject to post judgment taxes)	$14,220.00
8	18-19TX 04/26/22	1225 JUNE 27, 2023	UPSHUR COUNTY, ET AL VS. GLEN HOWARD PARKER	****THE FOLLOWING PROPERTIES WERE STRUCK-OFF AT PREVIOUS TAX SALES AND ARE NOW BEING OFFERED FOR RESALE**** **TRACT 1** Lot 204, Glenwood Acres Subdivision, a subdivision in Upshur County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 587, Plat Records of Upshur County, Texas.	$6,750.00
9	18-19TX 04/26/22	47019 JUNE 27, 2023	UPSHUR COUNTY, ET AL VS. GLEN HOWARD PARKER	**TRACT 2** Lot 205, Glenwood Acres Subdivision, Phase 4, a subdivision in Upshur County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 587, Plat Records of Upshur County, Texas.	$6,750.00
10	19-97TX 07/26/22	65967 JANUARY 04, 2023	UPSHUR COUNTY, ET AL VS. KURT W. CROUCH	0.987 acre, more or less, situated in the Mary Hays Survey, Abstract 199, Upshur County, Texas, as described in deed dated October 3, 2005, from Birley Frank Arnold etal to Kurt W. Crouch, in Volume 626, Page 647, Official Records of Upshur County, Texas. (#65967 & Pittsburg ISD #10432)	$66,880.00
11	19-111TX 07/26/22	36511 JANUARY 04, 2023	UPSHUR COUNTY, ET AL VS. JAMES CLOUDY	1.00 acre, more or less, situated in the Sarah Powell HR Survey, Abstract 388, Upshur County, Texas, as described in deed dated August 25, 1981, from Lester Gibbs etux to Careful Cloudy, in Volume 423, Page 672, Deed Records of Upshur County, Texas. (#36511)	$19,990.00
12	21-2TX 07/26/22	18018 JANUARY 04, 2023	UPSHUR COUNTY, ET AL VS. JOHN BELCHER, ET AL	1.00 Acre, more or less, situated in the L. F. Ballard Headright Survey, Abstract 53, Upshur County, Texas, as described in deed dated October 30, 1959, from Olester Burnley to Johnny Belcher, in Volume 245, Page 509, Deed Records of Upshur County, Texas. (#18018)	$10,200.00
13	21-59TX 04/25/23	43797 JUNE 27, 2023	UPSHUR COUNTY, ET AL VS. ROY SMITH, ET AL	All that certain tract of land out of Block 96, Dobyns Addition, an addition to the Town of Gilmer, Upshur County, Texas, described as 0.888 acre, more or less, by metes and bounds description, as the Second Tract, in deed dated April 17, 1952, from Lou Willie Easley etal to Earl Smith etal, in Volume 190, Page 556, Deed Records of Upshur County, Texas.	$66,880.00

(any volume and page references, unless otherwise indicated, being to the Deed Records, Upshur 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 Gilmer, Texas, July 2, 2024

_____

Sheriff Larry Webb
Upshur 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