

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 July 31, 2025, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in September, 2025, the same being the 2nd 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	CV0800602 03/13/25	193121 JULY 31, 2025	SABINE COUNTY, ET AL VS. DAVISON JUNIOR WILLIAMS, ET AL	TRACT A(0.51) TRACT B(0.41) ACRES:0.920	\$9,200.00 DC - \$1,048.69 LGBS - \$979.80	\$34,687.64
2	CV0800602 03/13/25	6031690 JULY 31, 2025	SABINE COUNTY, ET AL VS. DAVISON JUNIOR WILLIAMS, ET AL	MOBILE HOME ONLY ON PARCEL R193121 ACRES:0.920	\$42,510.00	To be sold together
3	CV1600942 04/27/23	15951 JULY 31, 2025	SABINE COUNTY, ET AL VS. FREDERICK MICHAEL DAVIS	MOBILE HOME (ON ACCOUNT #41481) ACRES:0.000	\$24,830.00 DC - \$216.00 LGBS - \$125.00	
4	CV1701001 11/14/24	30371 JULY 31, 2025	SABINE COUNTY, ET AL VS. MARVIN LEE WHINERY	ABST: 23 DAVID HUFFMAN ACRES:2.250	\$22,500.00 DC - \$562.00 LGBS - \$490.00	\$9,132.63
5	CV2201106 09/14/23	206151 JULY 31, 2025	SABINE COUNTY, ET AL VS. CRYSTAL LAVON RENFROE, NOW KNOWN AS CRYSTAL LAVON WILKERSON	LOT: 22,23, SUBD: NEWELLS, CAMPHOUSE ACRES:1.330	\$101,700.00 DC - \$566.00 LGBS - \$370.00	\$936.00
6	CV2301128 03/13/25	131991 JULY 31, 2025	SABINE COUNTY, ET AL VS. DAVID W. MEADE, ALSO KNOWN AS DAVID WILLIAM MEADE, ET AL	LOT: 36, SUBD: RANA BRIAN, MOBILE HOME & IMPROVEMENTS ACRES:0.173	\$29,600.00 DC - \$656.00 LGBS - \$830.00	\$14,810.97
7	CV2401158 03/13/25	148761 JULY 31, 2025	SABINE COUNTY, ET AL VS. DEBORAH FREDERICK, AKA DEBORAH SUE RICHMOND FREDERICK	LOT: 10,11, BLK: 2, SUBD: TOLEDO BEACH #1, MOBILE HOME & IMPROVEMENTS ACRES:0.327	\$32,670.00 DC - \$466.00 LGBS - \$670.00	\$6,257.62
8	CV2401163 03/13/25	39961 JULY 31, 2025	SABINE COUNTY, ET AL VS. JAMES H. WELLS, AKA JAMES HARRISON WELLS, AS TRUSTEE OF THE JAMES H. WELLS FAMILY TRUST, DATED MAY 19, 1998	ABST: 39 JAMES MCKIM ACRES:42.490	\$148,720.00 DC - \$516.00 LGBS - \$720.00	\$13,028.82

(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, July 31, 2025

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