

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

VAN ZANDT COUNTY

and issued pursuant to judgment decree(s) of the District Court of Van Zandt 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 October 20, 2020, seized, levied upon, and will, on the first Tuesday in December, 2020, the same being the 1st day of said month, at the North Door, 121 East Dallas Street of the Courthouse of the said County, in the City of Canton, 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 Van Zandt 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	T13-00128 06/29/20	046091800900000 0000 OCTOBER 20, 2020	GRAND SALINE INDEPENDENT SCHOOL DISTRICT, ET AL VS. LORETTA JANE PERHAM, A/K/A LORETTA J. PERHAM, ET AL	1.50 acres, more or less, situated in the James Williams Survey, Abstract 918, Van Zandt County, Texas, described in deed dated October 14, 1977, from Robert Sherman Mabry, et ux to O. V. Meredith, et ux in Volume 882, Page 737, Deed Records, Van Zandt County, Texas. (R000017413) (SUBJECT TO 2020 TAXES)	\$16,510.00	\$7,891.86
2	T13-00167 06/29/20	026089701300000 0000 OCTOBER 20, 2020	EDGEWOOD INDEPENDENT SCHOOL DISTRICT, ET AL VS. JOHN WAYNE DYSON, AS TRUSTEE OF THE BOBBY GENE DYSON TRUST, ET AL	5.21 acres, more or less, situated in the F. W. Wrede Survey, Abstract 897, Van Zandt County, Texas, described in deed dated September 5, 2006, from John Wayne Dyson, Independent Executor of Estate of Bobby Gene Dyson, Deceased to John Wayne Dyson, Trustee of a Testamentary Trust established by Last Will and Testament of Bobby Gene Dyson, Deceased, in Volume 2175, Page 219, Official Public Records, Van Zandt County, Texas (R000011328 & R000011329) (SUBJECT TO 2020 TAXES)	\$95,450.00	\$40,131.77
3	T14-00005 06/29/20	086555000000266 0000 OCTOBER 20, 2020	WILLS POINT INDEPENDENT SCHOOL DISTRICT, ET AL VS. ROGER HARMAN, AKA ROGER WILLIAM HARMAN AKA ROGER COLTON HARMAN, ET AL	Lot 266, Retirement Village Revisions No. 2, Van Zandt County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 71, Plat Records, Van Zandt County, Texas (R000043450) (SUBJECT TO 2020 TAXES)	\$1,530.00	\$1,530.00
4	T14-00079 06/29/20	066207000200016 0000 OCTOBER 20, 2020	CANTON INDEPENDENT SCHOOL DISTRICT, ET AL VS. JERRY L HARRELL	Tract 4 Lots 15 & 16, Block 20, Callender Lake, Section 3, an addition to Van Zandt County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 23, Plat Records of Van Zandt County, Texas (R000052973) (SUBJECT TO 2020 TAXES)	\$4,990.00	\$4,154.41

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5	T14-00098 06/29/20	066058301300001 0000 OCTOBER 20, 2020	VAN INDEPENDENT SCHOOL DISTRICT, ET AL VS. ROGER ALLEN STRICKLAND	1.007 acre, more or less, situated in the E. F. Mitchusson Survey, Abstract 583, Van Zandt County, Texas, described in deed dated December 13, 2005, from Trammell Dwayne Price, II to Roger Allen Strickland in Volume 2093, Page 346, Real Records, Van Zandt County, Texas (#0660583013000010000)	\$27,050.00	\$8,869.32
6	T15-00005 06/29/20	072204200100003 0000 OCTOBER 20, 2020	BROWNSBORO INDEPENDENT SCHOOL DISTRICT, ET AL VS. LOIS C. LEE	TRACT 1 & 2 ARE BEING SOLD TOGETHER - ONE COMBINED BID Tract 1 Lot 3, Block 10, Hickory Hills Subdivision, Section 2, a subdivision in Van Zandt County, Texas, according to the map or plat thereof, recorded in Glide 196A, Plat Records, Van Zandt County, Texas (R000034181) (SUBJECT TO 2020 TAXES)	\$6,080.00	\$7,666.59
7	T15-00005 06/29/20	072204200100004 0000 OCTOBER 20, 2020	BROWNSBORO INDEPENDENT SCHOOL DISTRICT, ET AL VS. LOIS C. LEE	Tract 2 Lot 4, Block 10, Hickory Hills Subdivision, Section 2, a subdivision in Van Zandt County, Texas, according to the map or plat thereof, recorded in Glide 196A, Plat Records, Van Zandt County, Texas (R000034182) (SUBJECT TO 2019 & 2020 TAXES)	\$6,330.00	
8	T15-00035 06/29/20	066208000250027 0000 OCTOBER 20, 2020	VAN INDEPENDENT SCHOOL DISTRICT, ET AL VS. JOHN KEGEL, A/K/A JOHN WILLIAM KEGEL, ET AL	Lot 27, Block 25, Callender Lake Subdivision, Section 4, a subdivision in Van Zandt County, Texas, described in Volume 1872, Page 61, Real Records, Van Zandt County, Texas (R000028992) (SUBJECT TO 2020 TAXES)	\$12,620.00	\$8,849.15
9	T15-00058 06/29/20	044373000110000 2300 OCTOBER 20, 2020	GRAND SALINE INDEPENDENT SCHOOL DISTRICT, ET AL VS. WAYLAND D. DOUTHITT, ET AL	80.00 feet by 130.00 feet, containing 0.2388 acre, more or less, situated in the Sam Bell Survey, Abstract 46, Van Zandt County, Texas, described in deed dated July 29, 1985, from Wiley Garland III, Guardian of Estate of Addie Tunnell, N.C.M. to Wayland D. Douthitt, et ux, in Volume 1062, Page 721, Real Records, Van Zandt County, Texas (#0443730001100002300; R000014788 SUBJECT TO 2020 TAXES)	\$58,200.00	\$18,336.89

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10	T16-00041 09/18/19	016012903050000 0000 OCTOBER 20, 2020	CANTON INDEPENDENT SCHOOL DISTRICT, ET AL VS. THELMA BERRY, F/K/A THELMA ABRAMS, ET AL	All that certain tract of land containing 182.40 acres, more or less, situated in the Maria G. Cazenova Survey, Abstract 129, Van Zandt County, Texas, described as follows: (a). that certain 86.30 acres, more or less, as described as "First Tract" in deed dated September 7, 1938, from William Thomas, et ux to James A. Abrams, et ux, in Volume 269, Page 31, Deed Records, Van Zandt County, Texas; and (b). that certain 96.10 acres, more or less, as described as "Second Tract" in deed dated September 7, 1938, from William Thomas, et ux to James A. Abrams, et ux, in Volume 269, Page 31, Deed Records, Van Zandt County, Texas; being that same property identified on Plaintiffs' tax rolls as Acct #0160129030500000000; SAVE & EXCEPT however, the following: (a). that certain 5.00 acres tract, more or less, described in Volume 1161, Page 939, Real Records of Van Zandt County, Texas; and (b). that certain 2.00 acre tract, more or less, described in Volume 1168, Page 535, Real Records, Van Zandt County, Texas; leaving herein a residue of 175.40 acres, more or less (R000002666 & R000002667) (SUBJECT TO 2019 & 2020 TAXES)	\$505,520.00	\$113,203.29
11	T17-00164 06/29/20	016025700380000 0000 OCTOBER 20, 2020	CANTON INDEPENDENT SCHOOL DISTRICT, ET AL VS. JOHNNY LEE NORRELL, ET AL	1.03 acres, more or less, situated in the James Fortune Survey, Abstract 257, Van Zandt County, Texas, described in deed dated December 31, 1986, from Maurine Wimpey, et al to Johnny L. Norrell, et ux, in Volume 1107, Page 534, Real Records, Van Zandt County, Texas (R000003857) (SUBJECT TO 2020 TAXES)	\$49,350.00	\$10,732.45
12	T13-00115 06/29/20	3223557 OCTOBER 20, 2020	MABANK INDEPENDENT SCHOOL DISTRICT VS. J. D. BRASHEAR, ET AL	Tract 1 1.368 acres, more or less, situated in the J. H. Stark Survey, A-797, Van Zandt County, Texas, described in Volume 1015, Page 162, Real Records, Van Zandt County, Texas (#3223557)	\$18,850.00	\$6,667.30
13	T13-00115 06/29/20	3223558 OCTOBER 20, 2020	MABANK INDEPENDENT SCHOOL DISTRICT VS. J. D. BRASHEAR, ET AL	Tract 2 2.793 acres, more or less, situated in the J. H. Stark Survey, A-797, Van Zandt County, Texas, described in Volume 1346, Page 182, Real Records, Van Zandt County, Texas (#3223558)	\$29,800.00	\$13,384.15

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14	T17-00107 06/29/20	3223171 OCTOBER 20, 2020	MABANK INDEPENDENT SCHOOL DISTRICT, ET AL VS. LADONNA J. HORTON	Tract 1 Lot 36, A & B Woodland Subdivision, an unrecorded subdivision in the A. M. Cobb Survey, A-160, Van Zandt County, Texas, described in Document No. 2011-000236, Real Records, Van Zandt County, Texas (#3223171)	\$31,330.00	\$2,605.20
16	T12-00001 09/18/19	072204200200011 0000 OCTOBER 20, 2020	THE FOLLOWING PROPERTIES HAVE BEEN STRUCK-OFF AT PREVIOUS TAX SALES AND ARE NOW BEING OFFERED FOR RE-SALE BROWNSBORO INDEPENDENT SCHOOL DISTRICT VS. ALLEN GRADY HANVY, ET AL (TAX SALE HELD DECEMBER 2, 2019)	Lots 10, 11 & 12, Block 20, Hickory Hills, Section 2, an addition to Van Zandt County, Texas, described in Volume 1164, Page 484; Volume 1164, Page 492; and Volume 1283, Page 981, Real Records, Van Zandt County, Texas.(0722042002000110000, R000034390)	\$13,010.00	\$1,533.00
17	T12-00024 09/18/19	066208000290016 0000 OCTOBER 20, 2020	VAN INDEPENDENT SCHOOL DISTRICT, ET AL VS. TRACIE L. HEFFINGTON, N/K/A TRACIE LYNETTE MOSELY, ET AL)TAX SALE HELD DECEMBER 3, 2019)	TRACTS 1 & 2 ARE BEING SOLD TOGETHER - ONE COMBINED BID Tract 1 Lot 16, Block 29, Callender Lake Addition, Section IV, an addition in Van Zandt County, Texas, described in Volume 1564, Page 309, Official Records, Van Zandt County, Texas. (0662080002900160000, R000029062)	\$2,970.00	\$594.00
18	T12-00024 09/18/19	066212000000029 0000 OCTOBER 20, 2020	VAN INDEPENDENT SCHOOL DISTRICT, ET AL VS. TRACIE L. HEFFINGTON, N/K/A TRACIE LYNETTE MOSELY, ET AL)TAX SALE HELD DECEMBER 3, 2019)	Tract 2 Lot 29, Callender Lake Subdivision, Section 10, a subdivision in Van Zandt County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 2, Plat Records, Zandt County, Texas (0662120000000290000, R000029496)	\$2,260.00	
19	T15-00032 04/10/19	066210000350014 0000 OCTOBER 20, 2020	VAN ZANDT COUNTY, ET AL VS. SHELTON L. BRACKNEY, ET AL (TAX SALE HELD OCTOBER 1, 2019)	TRACTS 1 & 2 ARE BEING SOLD TOGETHER - ONE COMBINED BID Tract 1 Lot 14, Block 35, Callender Lake Subdivision, Section VII, a subdivision in Van Zandt County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 35, Plat Records, Van Zandt County, Texas (R000029387)	\$2,450.00	\$490.00
20	T15-00032 04/10/19	066210000350013 0000 OCTOBER 20, 2020	VAN ZANDT COUNTY, ET AL VS. SHELTON L. BRACKNEY, ET AL (TAX SALE HELD OCTOBER 1, 2019)	Tract 2 Lot 13, Block 35, Callender Lake Subdivision, Section VII, a subdivision in Van Zandt County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 35, Plat Records, Van Zandt County, Texas (R000029386)	\$2,450.00	

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21	T18-00073 09/18/19	066208000320005 0000 OCTOBER 20, 2020	VAN INDEPENDENT SCHOOL DISTRICT, ET AL VS. PEGGY ANN VOORHIES, ET AL (TAX SALE HELD DECEMBER 3, 2019)	TRACTS 1, 2 AND 3 ARE BEING SOLD TOGETHER - ONE COMBINED BID Tract 1 Lot 5, Block 32, Callender Lake, Section 4, an addition to Van Zandt County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 22, Plat Records, Van Zandt County, Texas (0662080003200050000, R000029160)	\$2,970.00	\$2,127.00
22	T18-00073 09/18/19	066212000000054 0000 OCTOBER 20, 2020	VAN INDEPENDENT SCHOOL DISTRICT, ET AL VS. PEGGY ANN VOORHIES, ET AL (TAX SALE HELD DECEMBER 3, 2019)	Tract 2 Lot 54, Callender Lake, Section 10, a subdivision in Van Zandt County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 1, Plat Records, Van Zandt County, Texas (0662120000000540000, R000029521)	\$15,920.00	
23	T18-00073 09/18/19	066212000000056 0000 OCTOBER 20, 2020	VAN INDEPENDENT SCHOOL DISTRICT, ET AL VS. PEGGY ANN VOORHIES, ET AL (TAX SALE HELD DECEMBER 3, 2019)	Tract 3 Lot 56, Callender Lake, Section 10, a subdivision in Van Zandt County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 1, Plat Records, Van Zandt County, Texas (0662120000000560000, R000029523)	\$11,760.00	

(any volume and page references, unless otherwise indicated, being to the Deed Records, Van Zandt 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 Canton, Texas, October 20, 2020

 Sheriff Dale Corbett
 Van Zandt 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