

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF TAX WARRANTS

MARION COUNTY

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and issued pursuant to tax warrant(s) decree(s) of the District Court of Marion 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 27, 2023, or tax warrant date, seized, taken possession, and will offer for sale the following properties, on the first Tuesday in December, 2023, the same being the 5th day of said month, The Thomas Jefferson Park, located at 114 West Austin Street, Jefferson, Texas 75657, 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 Marion and the State of Texas, to-wit:

| Sale # | Cause # Tax Warrant Date | Acct # Order Issue Date | Style of Case | Legal Description | Adjudged Value | Estimated Minimum Bid |
|--------|-----------------------------|-----------------------------|--|---|----------------|-----------------------|
| 1 | T02852 10/06/23 | 0016516 OCTOBER 06, 2023 | MARION COUNTY, ET AL VS. CARL A FINK, ET AL | PLEASURE POINT SEC 1 N 3/4 LOT 4 & N/2 LOT 5 (SUBJECT TO POST-JUDGMENT TAXES) | \$5,000.00 | \$4,912.35 |
| 2 | T02853 10/06/23 | 0015283 OCTOBER 06, 2023 | MARION COUNTY, ET AL VS. JOYCE A. HARDY | PINE HARBOR SEC G LOT 127 (SUBJECT TO POST-JUDGMENT TAXES) | \$1,450.00 | \$1,450.00 |
| 3 | T02854 10/06/23 | 0014801 OCTOBER 06, 2023 | MARION COUNTY, ET AL VS. W. G. RITCHEY, ET AL | PINE HARBOR SEC E LOT 200 (SUBJECT TO POST-JUDGMENT TAXES) | \$1,450.00 | \$1,450.00 |
| 4 | T02855 10/06/23 | 0016712 OCTOBER 06, 2023 | MARION COUNTY, ET AL VS. DOYLE R. CHURCH | PLEASURE POINT SEC 4 LOTS 264 & 274 (SUBJECT TO POST-JUDGMENT TAXES) | \$8,000.00 | \$5,153.42 |
| 5 | T02856 10/06/23 | 0031205 OCTOBER 06, 2023 | MARION COUNTY, ET AL VS. GLENN RIOUX | TRACT 1 INDIAN HILLS SEC E LOT 296 (SUBJECT TO POST-JUDGMENT TAXES) | \$1,500.00 | \$1,375.17 |
| 6 | T02856 10/06/23 | 0012540 OCTOBER 06, 2023 | MARION COUNTY, ET AL VS. GLENN RIOUX | TRACT 2 INDIAN HILLS SEC E LOT 295 (SUBJECT TO POST-JUDGMENT TAXES) | \$1,500.00 | \$1,375.17 |
| 7 | T02857 10/06/23 | 0011911 OCTOBER 06, 2023 | MARION COUNTY, ET AL VS. DONALD MANN, ET AL | INDIAN HILLS SEC C LOTS 68 & 69 (SUBJECT TO POST-JUDGMENT TAXES) | \$3,000.00 | \$3,000.00 |
| 8 | T02858 10/06/23 | 0014537 OCTOBER 06, 2023 | MARION COUNTY, ET AL VS. DONALD H. MURPHY, ET AL | PINE HARBOR SEC D LOT 325 (SUBJECT TO POST-JUDGMENT TAXES) | \$1,450.00 | \$1,450.00 |

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|----|--------------------|-------------------------|---|--|------------|------------|
| 9 | T02830 05/10/23 | 0016561 MAY 10, 2023 | MARION COUNTY, ET AL VS. JOSEPH KEVIN GERSHENSON | ****THE FOLLOWING PROPERTY WAS STRUCK-OFF AT A PREVIOUS TAX SALE AND IS NOW BEING OFFERED FOR RE-SALE**** PLEASURE POINT SEC 1 BLK 2 W/20FT LOT 52 & ALL LOT 53 (SUBJECT TO POST-JUDGMENT TAXES) | \$6,000.00 | \$3,389.21 |
| 10 | T02834 05/10/23 | 0016566 MAY 10, 2023 | MARION COUNTY, ET AL VS. ARCHIE C. SHAVER, ET AL | PLEASURE POINT SEC 1 BLK 2 LOTS 60 & 61 (SUBJECT TO POST-JUDGMENT TAXES) | \$8,000.00 | \$5,190.74 |

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

RECENT CHANGES IN THE PROPERTY TAX CODE NOW REQUIRE PURCHASERS OF TAX SALE PROPERTY TO HAVE A STATEMENT FROM THE MARION COUNTY TAX ASSESSOR-COLLECTOR CERTIFYING THAT THE PERSON/FIRM/COMPANY PURCHASING PROPERTY AT A TAX SALE OWES NO DELINQUENT PROPERTY TAXES TO ANY TAXING ENTITY WITHIN THE COUNTY. YOU WILL NOT RECEIVE A TAX SALE DEED TO ANY PROPERTY YOU PURCHASE WITHOUT THIS CERTIFICATE.

TO OBTAIN A CERTIFICATE, PLEASE CONTACT YOUR MARION COUNTY TAX ASSESSOR-COLLECTOR AT LEAST TWO WEEKS PRIOR TO THE SALE.

Dated at Jefferson, Texas, October 27, 2023

Sheriff David Capps
Marion County, Texas

By _____
Deputy

Notes:

The Minimum Bid is the lesser of the amount awarded in the tax warrant 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 tax warrants 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 TAX WARRANT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP, attorney for plaintiffs, at (903) 597-2897