

NOTICE OF SALE

STATE OF TEXAS
COLEMAN COUNTY

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BY VIRTUE OF AN ORDER OF SALE
DATED SEPTEMBER 04, 2026

and issued pursuant to judgment decree(s) of the District Court of Coleman 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 September 4, 2026, seized, levied upon, and will, on the first Tuesday in October, 2026, the same being the 6th day of said month, at the South door of the Courthouse of the said County, 100 W. Live Oak Street in the City of Coleman, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 02:00 PM, 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 Coleman and the State of Texas, to-wit:

CV21-01040, Account No(s). 2990-009-00010-000, COLEMAN COUNTY TAX APPRAISAL DISTRICT, ET AL VS. PEARL WILSON, ET AL, Parts of Lot No. 1, Block 9, G. W. Mahoney Addition, an addition to Town of Santa Anna, Coleman County, Texas, as described, as Tracts 2 and 4, in Volume 466, Page 560, Deed Records, Coleman County, Texas., with an adjudged value of \$94,220.00, and an Estimated minimum opening bid of \$9,994.00;

CV21-01040, Account No(s). 2990-008-00010-000, COLEMAN COUNTY TAX APPRAISAL DISTRICT, ET AL VS. PEARL WILSON, ET AL, 1.43 acres, more or less, out of Lot 1, Block 8, Mahoney Addition, an addition to the City of Santa Anna, Coleman County, Texas, as described, as Tracts 1 and 2, in deed dated March 30, 2001, from Robbie Lee Goodwin, Independent Executrix of the Estate of Pearl Wilson, deceased to Loretta Collins, in Volume 703, Page 64, Deed Records of Coleman County, Texas., with an adjudged value of \$17,000.00, and an Estimated minimum opening bid of \$4,024.00;

CV24-01097, Account No(s). 2010-003-00050-000, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. CHRISTOPHER E. DAVIDSON, 0.93129 acre, more or less, out of Block 3, Town of Burkett, Coleman County, Texas, as described in deed dated August 6, 2004, from Terri Bushnell to C. L. Davidson etux, in Volume 727, Page 711, Deed Records of Coleman County, Texas., with an adjudged value of \$23,750.00, and an Estimated minimum opening bid of \$3,255.00;

CV24-01125, Account No(s). 2700-003-00110-000, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. GEORGIA ANN BAKER, ET AL, Lot 11, Block 3, L. Zweig Subdivision of Henderson Subdivision of Block No. 1 in Clow's Addition No. 2, an addition to the Town of Coleman, Coleman County, Texas, according to the map or plat thereof, recorded in Volume "LB", Page 168, Deed Records of Coleman County, Texas., with an adjudged value of \$3,930.00, and an Estimated minimum opening bid of \$1,778.00;

CV24-01142, Account No(s). 2880-041-00010-000, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. TAMMERY MORRIS, Lots 1, 2, and 3, Block 41, Original Town of Santa Anna, Coleman County, Texas, as described in Volume 584, Page 726, Deed Records of Coleman County, Texas., with an adjudged value of \$38,580.00, and an Estimated minimum opening bid of \$8,825.00;

CV25-01016, Account No(s). 2290-010-00060-026, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. MIKE ANDRADE, AKA MIGEL GONIFASIO ANDRADE, ET AL, Lots 7 and 8, Block 10, Henderson's Subdivision of Farm Blocks 1 and 4, of Clow's Addition No.2, an addition to the Town of Coleman, Coleman County, Texas, as described, as First and Second Tracts, in Volume 653, Page 404, Deed Records of Coleman County, Texas., with an adjudged value of \$28,820.00, and an Estimated minimum opening bid of \$2,006.00;

CV25-01056, Account No(s). 2460-026-00020-000, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. BAR X-5 PROPERTIES LLC, 62.50 feet by 75.00 feet, containing 0.1076 acre, more or less, out of Block 26, Phillips #2 Addition, an addition to the City of Coleman, Coleman County, Texas; as described, as Tract Two, in deed dated February 19, 2020, from Melvin Ray Ferguson etux to Bar X-5 Properties, LLC, in Clerk's File #202000456, Official Public Records of Coleman County, Texas., with an adjudged value of \$87,250.00, and an Estimated minimum opening bid of \$5,983.00;

CV25-01066, Account No(s). 0177-095-00030-002, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. WILLIAM TYLER STEWARDSON, ET AL, 5.00 acres, more or less, situated in the E.T.R.R.Co. Survey #95, Abstract 177, Coleman County, Texas, as described in deed dated February 25, 2010, from Burgess Stewardson etux to Tyler Stewardson, in Volume 16, Page 385, Official Records of Coleman County, Texas., with an adjudged value of \$126,000.00, and an Estimated minimum opening bid of \$4,460.00;

(any volume and page references, unless otherwise indicated, being to the Deed Records, Coleman 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 Coleman, Texas, September 4, 2026.



Sheriff Les Cogdill
Coleman County, Texas

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 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 (855) 643-1864.