

NOTICE OF SALE

STATE OF TEXAS
COLEMAN COUNTY

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BY VIRTUE OF AN ORDER OF SALE
DATED SEPTEMBER 04, 2025

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, 2025, seized, levied upon, and will, on the first Tuesday in October, 2025, the same being the 7th 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:

CV23-01043, Account No(s). 2100-021-00040-000, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. OWEN A. MYERS, ET AL, 125.00 feet by 62.50 feet, containing 0.179 acre, more or less, out of Block 21, Clow's First Addition, an addition to the City of Coleman, Coleman County, Texas, as described in Volume 609, Page 705, Deed Records of Coleman County, Texas, with an adjudged value of \$51,340.00, and an Estimated minimum opening bid of \$21,476.00;situs:
Sale Notes:

CV23-01126, Account No(s). 2990-007-00050-000, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. JOSE RAMIREZ, ET AL, 0.506 acre, more or less, out of the Northwest corner of Lot 2, Block 7, Mahoney Addition, an addition to the Town of Santa Anna, Coleman County, Texas, as described in deed dated December 7, 1943, from W. H. Riley, Jr. to Jose Ramirez, in Volume 247, Page 491, Deed Records of Coleman County, Texas, including a 1986 Columbia Model Manufactured Home bearing Label No. TEX0387681/TEX0387682, Serial No. 50404080TXA/50404080TXB situated thereon, with an adjudged value of \$8,410.00, and an Estimated minimum opening bid of \$4,777.00;situs:
Sale Notes:

CV23-01127, Account No(s). 2820-019-00030-091, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. ANTONIO PEREZ, AKA ANTONIO P. PEREZ, ET AL, Lots 5 and 6, Block 19, Town of Novice, Coleman County, Texas, as described in Volume 652, Page 716, Deed Records of Coleman County, Texas including a Heritage Model Manufactured Home bearing Label No. UL10206962/UL10206963, Serial No. 05L19962U/05L19962X situated thereon, with an adjudged value of \$90,210.00, and an Estimated minimum opening bid of \$3,443.00;situs:
Sale Notes:

CV23-01130, Account No(s). 2110-006-00040-000, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. LARAMAS EQUIPMENT COMPANY, ET AL, The North 1/2 of the Southeast 1/4 of Block 6, Clow's Second Addition, an addition to the Town of Coleman, Coleman County, Texas, as described in Volume 669, Page 329, Deed Records of Coleman County, Texas, with an adjudged value of \$71,660.00, and an Estimated minimum opening bid of \$4,077.00;situs:
Sale Notes:

CV24-01098, Account No(s). 2830-093-00020-91A, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. USALANDSALE.COM LLC C/O DAVID WARONKER, Lot 7, Block 93, Original Townsite to the City of Novice, Coleman County, Texas, as described in Volume 179, Page, 490, Deed Records of Coleman County, Texas, with an adjudged value of \$1,440.00, and an Estimated minimum opening bid of \$1,099.00;situs:
Sale Notes:

CV24-01100, Account No(s). 2290-012-00050-026, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. CIRIACO D. HOLGUIN, 62.50 feet by 125.00 feet, containing 0.1794 acre, more or less, out of Lot 3, Block 12, Upton Henderson's Subdivision of Farm Block No. 4 of Clow's Addition No. 2, an addition to the Town of Coleman, Coleman County, Texas, as described in deed dated January 13, 1968, from Juanita Holguin to Ciriaco D. Holguin, Volume 438, Page 178, Deed Records of Coleman County, Texas., with an adjudged value of \$6,150.00, and an Estimated minimum opening bid of \$1,657.00;situs:
Sale Notes:

CV24-01124, Account No(s). 2490-00B-00020-000, COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. CONNIE V. TAYLOR, AKA CONNIE VASQUEZ TAYLOR, Lot 3, Block "B", J. H. Quinn Subdivision of Blocks 14, 16, and 17 of W. E. Anderson Addition, an addition to the Town of Coleman, Coleman County, Texas, as described in Volume 673, Page 707, Deed Records of Coleman County, Texas and including a 1978 Wayside Model Manufactured Home bearing Label No. TEX062020, Serial No. KBTXSN8804570 situated thereon, with an adjudged value of \$25,350.00, and an Estimated minimum opening bid of \$2,960.00;situs:
Sale Notes:

(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, 2025



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