

NOTICE OF SALE

STATE OF TEXAS
COLEMAN COUNTY

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BY VIRTUE OF AN ORDER OF SALE

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 July 3, 2025, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in August, 2025, the same being the 5th 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, 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 Coleman 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	CV22-01102 04/11/24	2570-002-00040-000 JULY 03, 2025	COLEMAN COUNTY TAX APPRAISAL DISTRICT, ET AL VS. RAY PRICHARD	Lot 6 and the West 15.00 feet of Lot 7, Block 2, South Park Addition, an addition to the Town of Coleman, Coleman County, Texas, as described in Volume 721, Page 776, Deed Records of Coleman County, Texas	\$51,820.00	\$2,422.00
2	CV23-01056 04/24/25	2100-005-00050-000 JULY 03, 2025	COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. SHAY ANN SUTPHIN, AKA SHAY MASON, ET AL	The South 75.00 feet of the Southeast 1/4 of Block 5, Clow's First Addition, an addition to the Town of Coleman, Coleman County, Texas, as described in deed dated September 13, 2016, from Paul Smith Puckett by his attorney-in-fact, Linda Paulette Connelly to Shay Ann Sutphin etal, in Volume 102, Page 1, Official Public Records of Coleman County, Texas.	\$152,620.00	\$3,477.00
3	CV23-01104 12/05/24	2120-032-00040-014 JULY 03, 2025	COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. ADALBERTO DELGADILLO, ET AL	The South 1/2 of the Southwest 1/4 of Block 32, Clow No. 2 Farm Addition, an addition to the Town of Coleman, Coleman County, Texas, as described in Volume 82, Page 770, Official Public Records of Coleman County, Texas	\$61,020.00	\$11,586.00
4	CV23-01105 12/05/24	2430-021-00030-000 JULY 03, 2025	COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. GARY F. STOSSER, AKA GARY FREDERICK STOSSER	125.00 feet by 62.50 feet, containing 0.179 acre, more or less, out of Block 21, Clow's Second Farm Addition, an addition to the City of Coleman, Coleman County, Texas, as described in Volume 74, Page 385, Official Records of Coleman County, Texas	\$60,880.00	\$2,905.00
5	CV23-01128 04/24/25	2040-006-00010-000 JULY 03, 2025	COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. DRUE WILLIAMS, AKA MISS DRUE WILLIAMS NKA NANCY DRUE WILLIAMS STOVALL, ET AL	Lot 1, Block 6, Beakley's Addition, an addition to Coleman County, Texas, according to the map or plat thereof, recorded in Volume LB, Page 46, Deed Records of Coleman County, Texas	\$5,750.00	\$2,166.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	CV23-01133 04/24/25	2550-007- 00020-000 JULY 03, 2025	COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. DOUGLAS WOLF, AKA JAMES DOUGLAS WOLF, ET AL	Lots 3 and 4, Block 7, Santa Fe Addition aka Sante Fe Addition, an addition to the City of Coleman, Coleman County, Texas, as described in Volume 62, Page 165, Official Public Records of Coleman County, Texas	\$24,720.00	\$4,359.00

(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, July 3, 2025

Sheriff Les Cogdill
Coleman 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 (855) 643-1864