

NOTICE OF SHERIFF'S SALE

THE STATE OF TEXAS
COUNTY OF COOKE

By virtue of Resolution Authorizing Sale of Property, signed on April 24, 2023 and March 11, 2024 by the Cooke County Commissioners Court of Cooke County, Texas and Orders of Sale issued out of the 235th Judicial District Court of Cooke County, Texas, by the Clerk of the Court on September 23, 2024 in the following numbered and styled suits listed below and did on October 16, 2024, levy upon said property and as directed, I, the Sheriff of Cooke County, Texas will proceed to auction and sell, at 10:00 o'clock A.M. on November 5, 2024, which is the first Tuesday of said month, at the East door of the Courthouse of Cooke County, Gainesville, Texas, the following described property, to-wit:

No. 1

Original Tax Foreclosure Sale: April 4, 2023

Styled: Cooke County, Et Al v. Robert Merritt – Cause No. TX22-00041

Property: Pioneer Valley, Lot 515, (vacant lot) located on Boone Trail, Valley View, Texas and being identified as Property ID Number 22202 on the Cooke County Tax Roll

Estimated Minimum Bid: \$500.00

No. 2

Original Tax Foreclosure Sale: April 4, 2023

Styled: Cooke County, Et Al v. Estate of Ola Lee Miller – Cause No. TX22-00051

Property: Pioneer Valley, Lot 1477, (vacant lot) located on Cumberland Trail, Valley View, Texas and being identified as Property ID Numbers 14338, 131054, 131055, 131056, 131057, 131058, 131059 and 131060 on the Cooke County Tax Roll

Estimated Minimum Bid: \$500.00

No. 3

Original Tax Foreclosure Sale: April 4, 2023

Styled: Gainesville ISD v. Wells Fargo Bank NA Trustee for ABFC 2004-OPT2 Trust – Cause No. TX-07341

Property: FJ Lindheimer Survey, Abstract 571, 0.5 acres, (vacant lot) known locally as 945 FM 902, Gainesville, Texas and being identified as Property ID Number 28526 on the Cooke County Tax Roll

Estimated Minimum Bid: \$500.00

No. 4

Original Tax Foreclosure Sale: March 5, 2024

Styled: Cooke County, Et Al v. Tire Assets, LLC – Cause No. TX22-00104

Property: McCain Addition, Block 2, West half of Lot 3 (vacant lot) known locally as 720 Myrtle Street, Gainesville, Texas and being identified as Property ID Number 16482 on the Cooke County Tax Roll

Estimated Minimum Bid: \$500.00

No. 5

Original Tax Foreclosure Sale: March 5, 2024

Styled: Cooke County, Et Al v. Rodney Fleenor – Cause No. TX22-00012

Property: Gainesville Addition, Block 140, Tract 2, (vacant lot) known locally as 611 Belcher Street, Gainesville, Texas and being identified as Property ID Number 6297 on the Cooke County Tax Roll

Estimated Minimum Bid: \$500.00

No. 6

Styled: Cooke County, Et Al v. Mollie Eaton, Et Al – Cause No. TX23-00030

Property: 49.3 acres in the Hart Survey, Abstract 461 and the BBB & CRR Survey, Abstract 156, together with a single wide mobile home, known locally as 701 FM 1202, Gainesville and being identified as Property ID Numbers 77415-26029-111568 on the Cooke County Tax Roll

Estimated Minimum Bid: \$3,710.90

No. 7

Styled: Cooke County, Et Al v. Jay P. Nickell– Cause No. TX22-00109

Property: 0.012538000 Mineral Interest in Abstract 1308, Block 7, Section 1, University League Survey and being identified as Property ID Number 72788 on the Cooke County Tax Roll

Estimated Minimum Bid: \$990.00

No. 8

Styled: Cooke County, Et Al v. Michael Craig Caylor – Cause No. TX23-00057

Property: S. Martin Survey, Abstract 709, 9.92 acres, known locally as 336 Cub Lane, Valley View, Texas and being identified as Property ID Number 23185 on the Cooke County Tax Roll

Estimated Minimum Bid: \$20,313.10

No. 9

Styled: Cooke County, Et Al v. Charles W. Parkhill and Rosa Lee Parkhill aka Rosa Lee Smith – Cause No. TX23-00017

Property: Gainesville Addition, Block 144, Tracts 5 and 7, known locally as 407 & 409 N. Morris Street, Gainesville, Texas and being identified as Property ID Number 16110 & 19350 on the Cooke County Tax Roll

Estimated Minimum Bid: \$2,521.00

No. 10

Styled: Cooke County, Et Al v. Peter F. Keller – Cause No. TX23-00096

Property: Lockett Addition, Lot 12, known locally as 508 Robinson Street, Valley View, Texas and being identified as Property ID Number 4937 on the Cooke County Tax Roll

Estimated Minimum Bid: \$6,722.97

No. 11

Styled: Cooke County, Et Al v. Devin & Cheryl L. Williams – Cause No. TX24-00012

Property: P. Carryvar Survey, Abstract 235, 4.0 acres with a mobile home, known locally as 288 CR 2183, Gainesville, Texas and being identified as Property ID Number 29922 on the Cooke County Tax Roll

Estimated Minimum Bid: \$63,689.40

No. 12

Styled: Cooke County, Et Al v. Richard Ryan Norwood and Tommie Lloyd Norwood – Cause No. TX24-00010

Property: Peter Clark Survey, Abstract 232, known locally as 1733 S. Lindsay Street, Gainesville, Texas and being identified as Property ID Number 15545 on the Cooke County Tax Roll

Estimated Minimum Bid: \$15,470.80

No. 13

Styled: Cooke County, Et Al v. Doyle W. Scruggs – Cause No. TX22-00123

Property: Robertson Addition, Block 1, Lot 4, known locally as 1014 Truelove Street, Gainesville, Texas and being identified as Property ID Number 17267 on the Cooke County Tax Roll

Estimated Minimum Bid: \$3,107.10

No. 14

Styled: Cooke County, Et al v. Elvira Torres – Cause No. TX22-00007

Property: Farthing Addition, Block B, Part of Lot 3, known locally as 315 N. Taylor Street, Gainesville, Texas and being identified as Property ID Numbers 13852 on the Cooke County Tax Roll

Estimated Minimum Bid: \$5,909.67

No. 15

Styled: Cooke County, Et Al v. Lori Epperson – Cause No. TX-07548

Property: CCSL Survey, Abstract 205, Block 44, (Log Cabin Only, No Land), known locally as 224 Cheaney, Valley View, Texas and being identified as Property ID Number 87859 on the Cooke County Tax Roll

Estimated Minimum Bid: \$6,969.71

No. 16

Styled: Cooke County, Et Al v. Mallory Brewer – Cause No. TX23-00020

Property: Cedarcrest Subdivision, Lot 10, with mobile home, known locally as 99 CR 160, Whitesboro, Texas and being identified as Property ID Number 25798 on the Cooke County Tax Roll

Estimated Minimum Bid: \$2,089.33

All the property being sold by the Sheriff of Cooke County will be subject to the right of redemption of the defendants or any person having an interest in the property to redeem the property at any time within the time periods provided in Section 34.21 of the Texas Property Tax Code, have the right to redeem said property as provided for by law.

Signed: October 14, 2024

Ray Sappington
Sheriff Cooke County, Texas



By: Deputy Liam Schemmel