

NOTICE OF SALE

STATE OF TEXAS  
SHELBY COUNTY

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BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Shelby 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 March 13, 2023, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in April, 2023, the same being the 4th day of said month, at the East Door, 200 San Augustine of the Courthouse of the said County, in the City of Center, 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 Shelby 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	10CV-31,157 03/30/12	13574 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. LEONARD D ROLAND, ET AL	17.33 acres, more or less, out of the J. R. Hailey Survey, Abstract 284, Shelby County, Texas, as described in a deed dated March 8, 2005 from Robert Polley to Leonard D. Roland described in Volume 1014, Page 451, Official Public Records of Shelby County, Texas.	\$256,250.00	\$15,015.96
2	10CV-31,240 10/09/15  <i>Pull</i>	21499 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. VICTOR MOSBY, AKA VICTOR D. MOSBY AKA VICTOR DEMONE MOSBY, ET AL	0.30 acre, more or less, situated in the Jesse Amason Survey, Abstract 10, Shelby County, Texas, as described in deed dated August 15, 1992, from John Nathan Hughes et ux to Victor D. Mosby, in Volume 740, Page 725, Real Property Records of Shelby County, Texas.	\$31,230.00	\$524.86
3	11CV-31,483 08/30/22	11335 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. WM. SHADDEN, AKA WILLIAM SHADDEN	1.00 acre, more or less, situated in the Hiram Cozart Survey, Abstract 122, Shelby County, Texas, as described in deed dated October 11, 1904, from D. S. Garrison to Wm. Shadden, in Volume 44, Page 180, Deed Records of Shelby County, Texas.	\$4,500.00	\$4,500.00
4	13CV32397 08/30/22	14395 MARCH 13, 2023	SHELBY COUNTY VS. JIM W BURR, III, ET AL	2.6566 acres, more or less, out of the Ann Gray Survey, Abstract 241, Shelby County, Texas as described in a deed dated March 8, 1995 from Virgie Sherrouse, a feme sole to Jim W. Burr, III, et ux, recorded in Volume 783, Page 120 Real Property Records of Shelby County, Texas; Less, Save and Except, therefrom, a 0.840 acre tract conveyed in Volume 987, Page 693 Official Public Records of Shelby County, leaving contained herein 1.8166 acres, more or less.	\$26,150.00	\$9,537.13

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
5	15CV-33,278 05/06/16	15451 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. JEANETTE WHITE, A/K/A JEANETTE MCDANIEL WHITE, ET AL	1.02 acres, more or less, out of the J. R. Sojourner Survey, Abstract 980, Shelby County, Texas, described in a deed dated April 10, 2013 from EH Pooled 712, LP, a Texas Limited Partnership, to Jeanette White, et al, recorded under Instrument File Number 2013001683, Official Public Records of Shelby County, Texas.	\$46,200.00	\$3,100.02
6	16CV33530 10/01/20	11560 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. MARY A. FOSTER	Lot 9 in the Page Addition, Shelby County, Texas described in a deed dated September 2, 1969 from L. V. Eakin, et al, to Mary Foster recorded in Volume 465, Page 131, Deed Records of Shelby County, Texas.	\$7,540.00	\$7,540.00
7	16CV33604 08/30/22	200804523 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020673 FRANKS LAWRENCE T #4 (DEVON ENERGY PROD CO) OR 0.016363 AB 39 H BYFIELD SURVEY	\$7,930.00	\$7,753.82
8	16CV33604 08/30/22	200804520(20101 457) MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0004700 FRANKS ESTATE #1 (DEVON ENERGY PROD CO) OR 0.000753 AB 39 ETAL H BYFIELD ETAL SUR RRC# 224398	\$20.00	\$20.00
9	16CV33604 08/30/22	200804521 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020637 FRANKS ESTATE #7 (DEVON ENERGY PROD CO) OR 0.000753 AB-39 H BYFIELD SURVEY	\$200.00	\$200.00
10	16CV33604 08/30/22	200804522 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020664 CRAWFORD #8 (DEVON ENERY PROD) OR 0.015657 AB 719 AC THORNBURG SURVEY WELL #8 RRC# 265993	\$110.00	\$110.00
11	16CV33604 08/30/22	663530 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020769 ADAMS (6H) (DEVON ENERGY PROD) OR 0.017482 AB 483 MILLS N T SUR WELL 6H RRC 238126	\$50.00	\$50.00
12	16CV33604 08/30/22	20085359 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020574 CRAWFORD #6 (DEVON ENERY PROD) OR 0.015657 AB 100 M CARR SURVEY	\$4,390.00	\$4,390.00
13	16CV33604 08/30/22	44307 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020234 CRAWFORD #3 (DEVON ENERGY PROD CO) OR 0.015657 AB 100 M CARR SURVEY WELL #3	\$10.00	\$10.00

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14	16CV33604 08/30/22	654158 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020756 ADAMS G/U (5) (DEVON ENERGY PROD CO) OR 0.017482 AB 435 LEMMON WE SUR WELL 5 RRC 237427	\$5,810.00	\$4,611.82
15	16CV33604 08/30/22	200929933 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020713 REED #2 (DEVON ENERGY) OR 0.001393 AB 302 DANIEL HOPKINS SURVEY WELL #2 RRC# 265530	\$20.00	\$20.00
16	16CV33604 08/30/22	44214 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020233 ADAMS G/U (3) (DEVON ENERGY PROD CO) OR 0.017482 AB 302 DANIEL HOPKINS SUR COMMINGLED W RRC 217408	\$960.00	\$960.00
17	16CV33604 08/30/22	548067 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020310 ADAMS G/U (2) (DEVON ENERGY PROD CO) OR 0.017482 AB 302 D HOPKINS SUR WELL 2 RRC 187915	\$20.00	\$20.00
18	16CV33604 08/30/22	9800735 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020179 JONES GAS UNIT #2 (DEVON ENERGY PROD CO) OR 0.017844 AB 495 L MEEKS SURVEY RRC# 140695 WELL #2	\$370.00	\$370.00
19	16CV33604 08/30/22	9800733 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0004800 FRANKS LAWRENCE T #1-T (DEVON ENERGY PROD CO) OR 0.016363 AB 39 H BYFIELD SURVEY RRC# 74050 WELL #1-T	\$40.00	\$40.00
19	16CV33604 08/30/22	9800734 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0007400 JONES GAS UNIT #1 (DEVON ENERGY PROD CO) OR 0.017844 AB 302 DANIEL HOPKINS ETAL SUR RRC# 220737 WELL #1	\$490.00	\$490.00
20	16CV33604 08/30/22	20064436 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020460 JONES GAS UNIT #5-L (DEVON ENERGY PROD CO) OR 0.017844 AB 435 W E LEMMON SURVEY RRC# 207193 WELL #5-L	\$580.00	\$580.00
21	16CV33604 08/30/22	20506704 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020403 FRANKS ESTATE #3-L (DEVON ENERGY PROD CO) OR 0.000753 AB 39 H BYFIELD SURVEY RRC# 203939 WELL# 3-L	\$20.00	\$20.00
22	16CV33604 08/30/22	20506705 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020404 ADAMS G/U (4) (DEVON ENERGY PROD CO) OR 0.017482 AB 302 D A HOPKINS SUR WELL 4 RRC 203542	\$480.00	\$480.00

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23	16CV33604 08/30/22	20506706 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020407 FRANKS ESTATE #4 (DEVON ENERGY PROD CO) OR 0.000753 AB 39 H BYFIELD SURVEY RRC# 204443 WELL #4	\$50.00	\$50.00
24	16CV33604 08/30/22	20506707 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020421 JONES GAS UNIT #4 (DEVON ENERGY PROD CO) OR 0.017844 AB 654 G W STRANGE SURVEY RRC# 203182 WELL #4 COMM TP 4C	\$3,770.00	\$3,770.00
25	16CV33604 08/30/22	20506708 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020441 CRAWFORD #5 (DEVON ENERGY PROD CO) OR 0.015657 AB 719 A C THORNSBURY SURVEY RRC# 205777 WELL #5	\$160.00	\$160.00
26	16CV33604 08/30/22	51028 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020456 CARLTON GAS UNIT (DEVON ENERGY PROD CO) OR 0.000966 AB 106 M A CARR SURVEY	\$40.00	\$40.00
27	16CV33604 08/30/22	51183 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020462 JONES GAS UNIT #6-L (DEVON ENERGY PROD CO) OR 0.017844 AB 39 H BYFIELD SURVEY RRC# 206981 WELL #6-L	\$19,180.00	\$13,660.97
28	16CV33604 08/30/22	20202193 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020276 CRAWFORD OIL UNIT (4-U) (DEVON ENERGY PROD CO) OR 0.015657 AB 719 A C THORNSBURY SURVEY WELL #4-U RRC #14118	\$250.00	\$250.00
29	16CV33604 08/30/22	20202191 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020262 JONES GAS UNIT #3-T (DEVON ENERGY PROD CO) OR 0.017844 AB 302 DANIEL HOPKINS SURVEY WELL #3-T RRC# 183912	\$260.00	\$260.00
30	16CV33604 08/30/22	20202192 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020269 FRANKS ESTATE #2 (DEVON ENERGY PROD CO) OR 0.000753 AB 719 A C THORNSBURY SURVEY RRC# 185042 WELL #2	\$10.00	\$10.00
31	16CV33604 08/30/22	52597 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020504 FRANKS ESTATE #6 (DEVON ENERGY PROD CO) OR 0.000753 AB 39 H BYFIELD SUR	\$450.00	\$450.00
32	16CV33604 08/30/22	52596 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020503 FRANKS ESTATE #5 (DEVON ENERGY PROD CO) OR 0.000753 AB 495 L MEEKS SUR	\$30.00	\$30.00

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33	16CV33604 08/30/22	20302246 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. NATHANIEL LEROY FOLL	LEASE# 0020325 REED #1 (DEVON ENERGY PROD CO) OR 0.001393 AB 654 G W STRANGE SURVEY COMMINGLED WITH RRC# 221962	\$630.00	\$574.18
34	18CV34385 10/01/20	24182 MARCH 13, 2023	SHELBY COUNTY, ET AL VS. LLOYD CHRIS BELROSE, ET AL	Being 2.00 acres, more or less, out of the Stephen English Survey, Abstract 180, Shelby County, Texas, described in a deed dated October 27, 2014 from Billie A. Belrose McSwain to Lloyd Chris Belrose, et ux, recorded under Instrument File NO. 2015002285, Official Public Records of Shelby County, Texas.	\$85,330.00	\$23,205.97
35	18CV34434 12/02/21	12956(R12956) MARCH 13, 2023	SHELBY COUNTY, ET AL VS. STACEY FOX, ET AL	Being that certain parcel or tract of land out of the Sarah Hughes Survey, Abstract 314, Shelby County, Texas, described in a deed dated August 22, 2011 from Rebecca Just, a feme sole, to Stacey Fox, et ux, recorded under Instrument File Number 2011006845, Official Public Records of Shelby County, Texas.	\$39,440.00	\$19,901.20
36	18CV34439 04/04/19	12216(R12216 and R42910) MARCH 13, 2023	SHELBY COUNTY VS. TOMMY AMBURN, ET AL	Being 4.023 acres, more or less, out of the J. C. Risinger Survey, Abstract 620, Shelby County, Texas, described in a deed dated September 29, 1999 from Kenneth D. Jones, et ux, to Tommy Amburn, et ux, recorded in Volume 866, Page 384, Official Public Records of Shelby County, Texas.	\$52,030.00	\$1,797.41

(any volume and page references, unless otherwise indicated, being to the Deed Records, Shelby 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 Center, Texas, March 13, 2023

\_\_\_\_\_  
 Sheriff Kevin Windham  
 Shelby 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 (936) 639-5040