

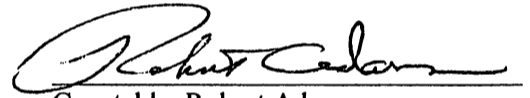
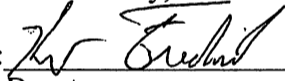
PUBLIC NOTICE OF
CONSTABLE'S SALE

This Notice is issued pursuant to judgment decree(s) of the 60TH Judicial District Court of Jefferson County, Texas, by Order of Sale from the Clerk of said Court dated **December 1ST 2021**, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Constable of said County, I have on **April 28, 2022**, seized, levied upon, and will on the first Tuesday in **June, 2022** the same being the 7th day of said month, at the Jefferson County Courthouse at 1085 Pearl Street, Beaumont, Texas in front of the Courthouse door, and on said day, beginning at 10:00 a.m., 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 Jefferson and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Tax Account # Order Issue Date	Style Of Case	Legal Description	Adjudged Value/Est Min Bid
1	B-203441 12/01/2021	063500000017000000 04/28/2022	TEXAS TAX SOLUTION, LLC. VS. CYNTHIA ANN EMMERT, ET AL.	Lot Number Seventeen (17) of SYCAMORE ADDITION NUMBER 4, to the Town of Nederland, Jefferson County, Texas, According to map or plat of record in Vol., 9 Page 89, Map Records, Jefferson County, Texas.	\$83,523.00

(any volume and page references, unless otherwise indicated, being to the Deed Records, Jefferson 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 Beaumont, Texas, April 28, 2022


Constable, Robert Adams
Jefferson County, Texas
By: 
Deputy

The Minimum Bid is the lesser of 1) the amount awarded in the judgment plus interest and costs or 2) 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 Creel Law Group, PLLC, Austin, Texas 78731 (512) 666-3490.

Note: Prior to the day of the sale, a bidder must request a **Statement of No Delinquent Tax Owed** from the Jefferson County Tax Office. This request for statement is available on the Jefferson County Tax Office website or available at the tax office. If you are purchasing property in the name of a company, you must provide a copy of the Assumed Name Certificate, which can be obtained from the Jefferson County Clerk's office or website, or a Franchise Tax Account Status, with a list of the officers and directors, which may be obtained from the Texas Comptroller's Office Website. If you are not an officer or director of the company, you must also provide a letter on company letterhead signed by an officer or director, giving you authorization to bid on behalf of the company.

A bidder at the sale must be registered, at the time the sale begins, with the person conducting the sale. The bidder must submit the letter (Statement of No Delinquent Taxes Owed) to the person conducting the sale. Once the sale begins at 10:00 a.m. no one will be allowed to obtain a bidder number.