

JOE "QB" STEVENSON
JEFFERSON COUNTY
CONSTABLE PRECINCT 6
JEFFERSON COUNTY



1225 PEARL STREET, SUITE 101A
BEAUMONT, TX 77701
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NOTICE OF CONSTABLE'S SALE (REAL PROPERTY)

The State of Texas, }
County of Jefferson } BY VIRTUE of a/an ORDER OF SALE

issued out of the **60th District Court of Jefferson County**, on the 2nd day of August, 2022, by the Clerk thereof, in the case of **Education First Federal Credit Union versus Shelia Ann Rideau, Branda Redmon and Brandon Zachary and any unknown Heirs of Shelia Ann Rideau, deceased and Untied States of America Andrea L. Parker, Assistant United States Attorney, Cause No. B205045**; and to me, as Constable, directed and delivered, I will proceed to sell, within the hours prescribed by law for Constable's Sale on the **FIRST TUESDAY in October, A.D 2023**, it being the **3rd day** of said month, before the Court House door at **1001 Pearl Street** of said Jefferson County in the city of Beaumont at **10:00 A.M.**, the following described property, to wit:

LOT NO. SIX (6), BLOCK NO. NINE (9), MARMION ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 129, MAP RECORDS IN THE OFFICE OF THE COUNTY AND STATE (THE "PROPERTY")
MARMION ADDITION L6 B9 (FORMERLY MARION'S COLORED EDITION)


PROPERTY ADDRESS: 1985 HEBERT STREET, BEAUMONT, TX 77705

Levied on as the property of Shelia Ann Rideau, Branda Redmon and Brandon Zachary and any unknown Heirs of Shelia Ann Rideau, deceased and Untied States of America Andrea L. Parker, Assistant United States Attorney this the 21st day of July, 2023, to satisfy a judgment amounting to \$39,323.49 TOGETHER with interest from August 2, 2022 in favor of Education First Federal Credit Union and costs of suit.

Given under my hand, this 12th day of September, 2023


JOE "QB" STEVENSON, CONSTABLE PCT. 6
JEFFERSON COUNTY, STATE OF TEXAS

By


Deputy Constable, Dwayne K. Johnson

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.