

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 March 6, 2026, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in April, 2026, the same being the 7th 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	CV23-01062 12/18/25	R52194 MARCH 06, 2026	COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. RUDY T. HERNANDEZ	0.863 acre, more or less, out of Tract 2, Block 7, out of Block 12, Subdivision of the Red Wire Pasture, Fort Bend County School Land Survey # 224 (aka #324), Abstract 192, Coleman County, Texas, as described in deed dated February 24, 1998, from James A. Hafner etux to Rudy T. Hernandez, in Volume 679, Page 569, Deed Records of Coleman County, Texas.	\$860.00	\$860.00
2	CV24-01096 12/18/25	0109-736- 00210-000 MARCH 06, 2026 10782.	COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. GREG HARDIN	2.50 acres, more or less, situated in the S. Crook Survey, Abstract 109, Coleman County, Texas, as described in deed dated May 16, 2018, from Matthew Bruton Stephens etux to Greg Hardin, in Clerk's File #201801055, Official Public Records of Coleman County, Texas.	\$43,810.00	\$2,355.00
3	CV24-01140 12/18/25	R52607 MARCH 06, 2026	COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. EVAN PEVEHOUSE, AKA EVAN CLAY PEVEHOUSE	206.54 acres, more or less, situated in the E. T. R. R. Co. Survey No. 91, Abstract 179, Coleman County, Texas, as described in deed dated October 18, 2012, from Jason H. Sparks etux to Evan Pevehouse, in Volume 51, Page 148, Official Public Records of Coleman County, Texas.	\$1,230,900.00	\$30,307.00
4	CV25-01081 12/18/25	2880-027- 00110-000 MARCH 06, 2026 19614	COLEMAN COUNTY APPRAISAL DISTRICT, ET AL VS. HOMER O. WEEMS, AKA HOMER OLIVER WEEMS, ET AL	Lots 17 and 18, Block 27, City of Santa Anna, Coleman County, Texas, as described in Volume 606, Page 992, Deed Records of Coleman County, Texas.	\$16,090.00	\$6,730.00

(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, March 6, 2026

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

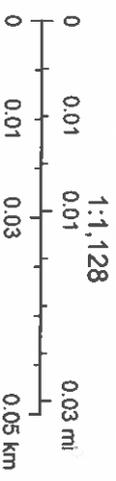
Coleman CAD Web Map



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Parcels ● 911 Addresses

Abstracts — Road Centerlines



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ACCT: 0109-736-00210-000	PARCELTYPE: 10782 / R	OWNERS/SEQ: R39007/1	LOC CODE: 006	JUR CODE: CAD	RCD	GCO	SCO	CHD
OWNER R39007	DISABLED VET: 1,0000000	OWNER INT: 1,0000000	LEGAL 1: A0109 S CROOK SUR 736 ACRES 2.5					CAT CODE: C1 02
HARDIN, GREG	HS CODE: 0	CEILING YEAR: 0	LEGAL 2					UTIL TYPE: 15392
13205 STATE HIGHWAY 206	CEILING TAX: 0	Prop Addr: 2984 FIFTH AVE	LEGAL 3					ZONING: RCO
COLEMAN TX 76834-7971		COLEMAN TX 76834	LEGAL 4					NEIGHBOR: RCO
		SEC ACCOUNT: R10782						RD TYPE: 0
								ROUTE CODE/ORDER: /0
								MTG: 0
								AGENT: 113/
								MAP: 0, 0
								GPS: 0, 0
								APPR YEAR: 2025
								APPR DATE: 04/01/2025
								APPR NAME: BS WV

Linked to Parcel ID:

REAL										AG															
SEC	ACRES	SO FT	FRNT FT	REAR FT	FRNT FT AVG	DEPTH	DEP %	CLASS	COST	EXTRA	% RD	% GD	EXTRA	EXTRA	MKT VAL	CLASS/CD	COST	EXTF	TYPE	% GD	EXTRA	EXTRA	VALUE	CAT	
1	2.5000	108,900.00	0.00	0.00	0.00	0.00	1.00	CCO-S-F	0.37	0.00	1.00	1.00	0	0	40,290		0.00	0.00		1.00	1.00	0	0	0	C1
IMPROVEMENTS																									
SEC	TYPE	CLASS	CNDTN	HS	YR BLT	EFF YR	AGE	NOTES	TTL AREA	COST	% EX1	% EX2	% GD	% FC	% EC	% CP	EXTRA	TOTAL VAL	CALLS					CAT	
1	MHRVSP	MHRVSP	AV	N	0	2025	0		1	3,710.00	1.000	1.000	0.950	1.000	1.000	0	3,520							C1	
ACRES: 2.5000										OWNERS ACRES: 2.5000															
ABST NUM: 109										LARGER TRACT: 2.5000															
ABST/SUBDV: S CROOK										SIC CODE: 0.00															
TRACT/LLOT: 736										IRR WELLS: 0.00															
BLOCK: 0.00										IRR ACRES: 0.00															
										CAPACITY: 0.00															
										USE INCOME VALUE: N															
										LAND HS: 0															
										LAND NHS: 40,290															
										PRD MKT: 0															
										PRD (AGTIM): 0															
										TOTAL LAND MKT: 40,290															
										IS VALUE OVERRIDDEN: N															
										IMP HS: 0															
										IMP NEW HS: 0															
										IMP NHS: 3,520															
										IMP NEW NHS: 0															
										IMP TOTAL: 3,520															
										TOTAL MKT: 43,810															
										TOTAL TAXABLE: 9,012															
										OWNER INT: 1,000000															
										OWNER VALUE: 9,012															
										CIRCUIT BREAKER VALUE: 9,010															
										CIRCUIT BREAKER LIMIT APPLIED															

NOTES
Tax Statement



SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE NUMBER	PRICE	ADJ PRICE	MARKET VALUE
1	DAVIS, WILLENE (MRS. WELDON) ESTATE	08/01/1962	408	43		0.00	0.00	0.00
2	STEPHENS, MATTHEW & ALEXIS	04/15/2016	97	507		0.00	0.00	0.00
3	STEPHENS, MATTHEW & ALEXIS	07/02/2018	2018	01055		0.00	0.00	0.00

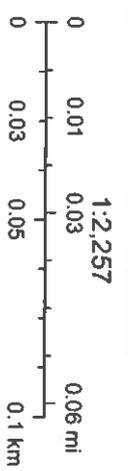
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 Parcels  911 Addresses

 Abstracts  Road Centerlines



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ACCT: R52607	PARCELTYPE: 52607 / R	LOC CODE: 015	JUR CODE: CAD	RCO	SSA	GCO	CHD
OWNER RS3530	OWNER/SEQ: R35530/1	LEGAL 1 A0179 ETRR CO SUR 91 ACRES 206 54					
PEVEHOUSE, EVAN	DISABLED VET: 1000000	LEGAL 2					
18307 US HWY 283	OWNER INT: 1000000	LEGAL 3					
SANTA ANNA TX 76878-6903	HS CODE:	LEGAL 4					
	CEILING YEAR:	Prop Addr: 18307 US HWY 283					
	CEILING TAX:	SANTA ANNA TX 76878					
		SEC ACCOUNT: R52607					
		CAT CODE: D1 E / D2					
		UTIL TYPE:					
		ZONING: 28324					
		NEIGHBOR: RSA					
		RD TYPE:					
		ROUTE CODE/ORDER: /0					
		MTG:					
		AGENT:					
		MAP:					
		GPS:					
		APPR YEAR: 2024					
		APPR DATE: 05/01/2024					
		APPR NAME: EB					

Linked to Parcel ID:

SEQ	ACRES	SQ FT	FRONT FT	REAR FT	FRONT FT AVG	DEPTH	DEP %	CLASS	COST	EXTRA	% RD	% GD	EXTR/EXTRA	MKT VAL	CLASS/CD	COST	EXTR	TYPE	% GD	EXTR/EXTRA	VALUE	CAT	
1	205.5400	0.00	0.00	0.00	0.00	1.00	1.00	RL-AC	3,373.84	0.00	1.00	1.00	0	683,480	A-ANP2 / 1D1	62.00	0.00	NATP	1.00	1.00	0	12,740	D1
2	1.0000	0.00	0.00	0.00	0.00	1.00	1.00	RL-AC	3,373.84	0.00	1.00	1.00	0	3,370		0.00	0.00		1.00	1.00	0	0	E

SEQ	TYPE	CLASS	CNDTN	HS	YR BLT	EFF YR	AGE	NOTES	TTL AREA	COST	% EX1	% EX2	% GD	% FC	% EC	% CP	EXTRA	TOTAL VAL	CALLS	CAT
1	MA	RS3F	AV	Y	2003	2020	5	Typ/Class - MARS3F	2,486	101.00	1.000	1.000	0.950	1.000	1.000	1.000	4,090	R78D32L78U32	E	
2	CP	Percent	AV	Y	2020	2020	5	Typ/Class - CPRSS3M	752	21.21	1.000	1.000	0.950	1.000	1.000	1.000	0	15,150	L8U8R94D8U186	E
3	CP	Percent	AV	Y	2020	2020	5	Typ/Class - CPRSS3M	1,284	21.21	1.000	1.000	0.950	1.000	1.000	1.000	0	25,470	L8D4DR94U40L8D32L78U32	E
4	STG	STF2	AV	Y	2020	2020	5	Typ/Class - STGSTF2	700	18.00	1.000	1.000	0.950	1.000	1.000	1.000	0	11,970	R14D50L14U50	E

ABST NUM: 179	OWNERS ACRES: 206.5400	LARGER TRACT: 206.5400	LAND HS: 0	IMP NEW HS: 0	TOTAL MKT: 1,230,900
ABST/SUBDIV: ETRR CO			PROD NHS: 693,460	IMP NEW HS: 0	TOTAL TAXABLE: 560,180
TRACT/LOT: 91			IRR ACRES: 0.00	IMP NEW NHS: 0	OWNER INT: 1,000,000
BLOCK:			CAPACITY: 0.00	IMP TOTAL: 534,070	OWNER VALUE: 560,180
			USE INCOME VALUE: N		

- #1 MA
- #2 CP
- #3 CP
- #4 STG

SEQ	COMMENTARY	VALUE	UNIT
1	CH-CARS3	3.67	U
1	Fireplace - RS3FFP1	4,300.00	D



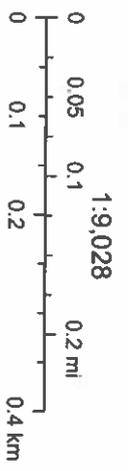
SEQ.	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE NUMBER	PRICE	ADJ PRICE	MARKET VALUE
1	MCKINNERNY, KIM S	03/05/2001	702	464		0.00	0.00	0.00
2	HUBBARD, GARY REEVE	04/19/2001	702	901		0.00	0.00	0.00
3	TAYLOR, F NICK & SHARLENE	05/25/2001	703	545		103,270.00	103,270.00	103,270.00
4		09/25/2003	716	836		0.00	0.00	0.00
5	SPARKS, JASON & LORI	10/18/2012	51	148		0.00	0.00	0.00

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ACCT: 2880-027-00110-000	PARCELTYPE: 19614 / R	OWNER/SEQ: R1000711984/1	LOC CODE: 016	JUR CODE: CAD	RCD	SSA	GOO	CHD	CSA
OWNER R1000711984	DISABLED VET: 1000000	LEGAL 1 ORIGINAL TOWN SANTA ANNA BLOCK 27 LOT 17 18	LEGAL 2 OLD MOBIL SERVICE STATION	LEGAL 3	LEGAL 4	Prop Addr: 508 WALLIS SANTA ANNA TX 76878	CAT CODE: F1	UTIL TYPE:	AGENT: 94/
WEEMS, FRANCES	HS CODE: CEILING YEAR: CEILING TAX:	LEGAL 4	Prop Addr: 508 WALLIS SANTA ANNA TX 76878	NEIGHBOR: CSACOM	RD TYPE:	ROUTE CODE/ORDER: /0	ZONING: 24223	MAP: 94/	GPS: 0, 0
% COVENANT OUTREACH LLC - GUARDIAN	PO BOX 591 ABILENE TX 79604	SEC ACCOUNT: R19614	RD TYPE:	ROUTE CODE/ORDER: /0	MTG:	APPR YEAR: 2024	APPR DATE: 05/01/2024	APPR NAME: EB	

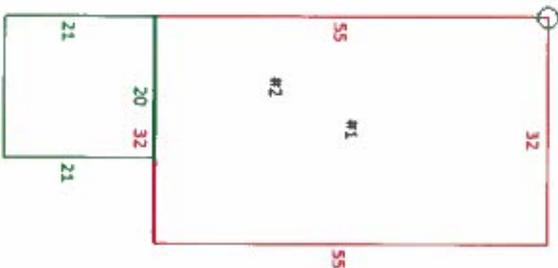
Linked to Parcel ID: _____

LAND		REAL										AG												
SEC	ACRES	SQ FT	FRNT FT	REAR FT	FRNT FT AVG	DEPTH	DEP %	CLASS	COST	EXTRA	% RD	% GD	EXTR	EXTRA	MKT VAL	CLASS/CD	COST	EXTR	TYPE	% GD	EXTR	EXTRA	VALUE	CAT
1	0.1653	7,200.00	60.00	60.00	60.00	120.00	1.00	RL-AC	10,000.00	0.00	1.00	1.00	0	0	1,650		0.00	0.00		1.00	1.00	0	0	F1

IMPROVEMENTS		REAL										AG											
SEC	TYPE	CLASS	CNDTN	HS	YR	BLT	EFF	YR	AGE	NOTES	TTL AREA	COST	% EX1	% EX2	% GD	% FC	% EC	% CP	EXTRA	TOTAL VAL	CALLS	VALUE	CAT
1	MA	MRMT	OVR/10	N	0	2025	0	0	0	VALUE CHANGED AS PER ARB FOR 198	1,760	75.60	1,000	1,000	0.100	1,000	1,000	1,000	0	13,310	D56R32U55L32	13,790	F1
2	CNPY	CNS1	OVR/10	N	0	2025	0	0	0		420	26.87	1,000	1,000	0.100	1,000	1,000	1,000	0	1,130	R20D21U20U21		F1

ACRES: 0.1653 OWNERS ACRES: 0.1653
 ABST NUM: ORIGINAL TOWN
 ABST/SUBDV: 17
 TRACT/LOT: 17
 BLOCK: 27
 NOTES: #1 MA #2 CNPY
 Tax Statement

LARGER TRACT: 0.1653
 SIC CODE: 0.00
 RRR WELLS: 0.00
 RRR ACRES: 0.00
 CAPACITY: 0.00
 USE INCOME VALUE: N
 LAND NHS: 0
 PROD (AG/TIM): 0
 TOTAL LAND MKT: 1,650
 IS VALUE OVERRIDDEN: N
 IMP HS: 0
 IMP NEW HS: 0
 IMP NHS: 0
 IMP NEW NHS: 0
 IMP TOTAL: 14,440
 TOTAL MKT: 16,090
 TOTAL TAXABLE: 13,788
 OWNER INT: 1,000,000
 OWNER VALUE: 13,788
 CIRCUIT BREAKER VALUE: 13,790
 CIRCUIT BREAKER LIMIT APPLIED



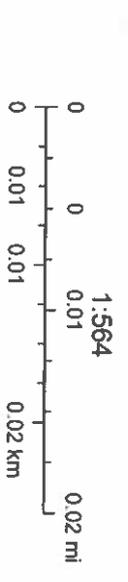
PREVIOUS OWNER		DEED DATE	VOLUME	PAGE	FILE NUMBER	PRICE	ADJ PRICE	MARKET VALUE
1	PREVIOUS OWNER	05/04/1988	606	982		5,000.00	0.00	5,000.00
2	COLEMAN CO STATE BANK	03/22/1988	605	906		3,750.00	0.00	3,750.00
3		08/04/1987	600	799		0.00	0.00	0.00
4	WEEMS, HOMER O					0.00	0.00	11,340.00

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