

EVERETT "ED" CORMIER, SR.  
JEFFERSON COUNTY  
CONSTABLE PRECINCT 6



1225 PEARL STREET, SUITE 101A  
BEAUMONT, TX 77701  
PHONE: 409-839-2339  
FAX: 409-839-2390

## **NOTICE OF CONSTABLE'S SALE**

(REAL PROPERTY)

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

**THIS NOTICE OF CONSTABLE'S SALE IS GIVEN** pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a., by virtue of an Order of Sale issued on April 6, 2026, pursuant to the Judgment rendered in favor of the plaintiffs and/or intervenors on October 9, 2025 by the 172nd Judicial District Court in Jefferson County, Texas, in Cause No. 24DCCV2182 styled MACK BROOKS, LLC vs. ASHLYN LOCKETT, JASON LOCKETT AND DEXTER LOCKETT, ET AL, on April 6, 2026, I levied, against all legal interest and/or right of all defendants subject to said Judgment, upon the following described tracts or parcels of land:

**STREET ADDRESS:** 2635 Burgundy Pl, Beaumont, TX 77705;

**TAX ACCOUNT NUMBER(S):** 109805; 066400-000-002500-00000; and

**LEGAL DESCRIPTION:** LOT NO. FIVE (5) AND THE EAST EIGHT FEET (E. 8') OF LOT NO. FOUR (4), BLOCK C OF VIRGINIA ESTATES, AN ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS AS PER MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, TEXAS.

On **July 7, 2026**, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, before the Court House door at 1085 Pearl Street of said Jefferson County in the city of Beaumont, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$31,735.82, plus all post judgment interest, penalties, court costs and costs of sale awarded therein and pursuant to the Texas Tax Code, due on said tracts or parcels of land. The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Constable's Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

**"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED. "THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. "IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A**

POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.”

“ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

“LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURA NI DECLARA NADA EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZABILIDAD O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

“EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTÉ DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACIÓN DEBERÁ INVESTIGAR MÁS O ASESORARSE CON UN ABOGADO.”

Given under my hand, this 8<sup>th</sup> day of May, 2026



EVERETT D. CORMIER, SR., CONSTABLE PCT. 6  
JEFFERSON COUNTY, STATE OF TEXAS

By



Chief Deputy Constable, Lester Wilson

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.

**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 obtain 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.