NOTICE OF SALE

THE STATE OF TEXAS

COUNTY OF JEFFERSON **BY VIRTUE OF AN ORDER OF SALE**

and issued pursuant to a judgment decree of the 60th District Court of Jefferson County, Texas, by the Clerk of said Court on said date in a certain suit No. B-209856 and styled **CAZ CREEK, TX LLC vs. JOYCE MCKINNEY, ET AL,** and to me directed and delivered as Constable of said County, I have on the 26th day of October, 2026, Seized, levied upon, and will on the first Tuesday in December, 2026, the same being the 1st day of said month, at the Courthouse of Jefferson County, in the City of Beaumont, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on said day, proceed to sell for cash to the highest bidder all of the right, title, and interest of the defendants in such suit 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 State of Texas, to wit:

Cause# B-209856 CAZ CREEK, TX LLC vs. JOYCE MCKINNEY, ET AL
Judgement date: March 30, 2026
TRACT I: Property ID# 27603 Geographic ID: 016550-000-000400-00000 **4045 AGNES, BEAUMONT, TX 77703**
LOT SIX (6), IN BLOCK NUMBER ONE (1), OF DIXIE ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF, ON FILE AND OF RECORD IN VOLUME 3, PAGE 205, MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

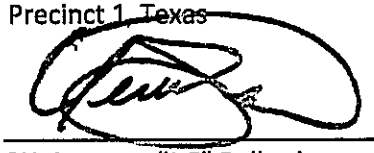
TRACT II: Property ID# 34044 Geographic ID: 021160-000-015400-00000 **3489 MAGNOLIA AVE., BEAUMONT, TX 77703**
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, AND BEING LOT 3, BLOCK 11, THE FORREST SUBDIVISION, A SUBDIVISION TO THE CITY OF BEAUMONT, TEXAS, ACCORDING TO THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS.
Judgement Amount: $68,654.54 plus penalties and interest that has accrued from March 30, 2026.

or upon the written request of said defendants or their attorney, a sufficient portion thereof to satisfy said judgment, interest, penalties and costs; subject, however, to the right of redemption the defendants or any person having an interest therein, to redeem the said property , or their interest therein, at any time within two (2) years from the recordation of the deed, on residential homestead and agricultural use property, for all other property the owner's right of redemption may be executed not later than the 180th day following the date on which the purchaser's or taxing unit's deed is filed for record, in the manner provided by law, and 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 rendered in the above styled and numbered cause, together with interest, penalties and costs of suit, and the proceeds of said sale to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

NOTES: ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

Dated this the 27th day of October, 2026, at Beaumont, Texas.

Jefferson County Constable's Office
Precinct 1, Texas



BY: Jevonne "J.C" Pollard
Constable of Jefferson County
Precinct 1, TEXAS