

NOTICE OF SALE

THE STATE OF TEXAS

BY VIRTUE OF AN ORDER OF SALE

COUNTY OF JEFFERSON

and issued pursuant to a judgment decree of the 58th District Court of Jefferson County, Texas, by the Clerk of said Court on said date in a certain suit No. 23DCCV1932 and styled **Panacea Fund I, LLC vs Janis Marie Hairgrove, ET AL**, and to me directed and delivered as Constable of said County, I have on the 4th day of September, 2026, Seized, levied upon, and will on the first Tuesday in October, 2026, the same being the 6th 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#23DCCV1932 Panacea Fund I, LLC. Vs. Janis Marie Hairgrove, Et Al

Judgement date: March 25, 2025 Property ID#15488 Geographic ID:009300-000-010300-00000

LOT 117 CALDER TERRACE ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 193, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

Commonly known as: 175 W. Circuit Dr., Beaumont, TX 77706

Judgement Amount: \$100,629.17 plus penalties and interest that has accrued from March 25, 2025.

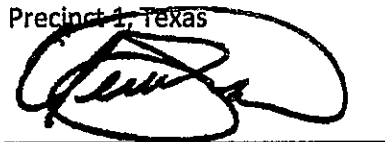
or upon the written request of said defendants or their attorney, a sufficient portion thereof to satisfy said judgment, interest, penalties and costs; subject, however, to the right of redemption the defendants or any person having an interest therein, to redeem the said property, or their interest 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 4th day of September, 2026, at Beaumont, Texas.

Jefferson County Constable's Office

Precinct 1, Texas



BY: Jevonne "J.C." Pollard

Constable of Jefferson County

Precinct 1, TEXAS