

ORIGINAL

FILED

3:30PM
APR 24 2023

NOTICE OF SHERIFFS SALE

THE STATE OF TEXAS

SYLVIA GUERRERO
CLERK District COURT
HEMPHILL COUNTY TEXAS

COUNTY OF HEMPHILL

SQ

By virtue of an Order of Sale issued out of the Honorable 31ST DISTRICT COURT of HEMPHILL County on April 24, 2023 by the Clerk thereof, in the case of

CANADIAN INDEPENDENT SCHOOL DISTRICT VS. US LEASING GROUP LLC

in Cause # 7636 and to me, as SHERIFF directed and delivered, I will proceed to sell, at 10:00 O' Clock AM on the 6th day of June, 2023, which is the first Tuesday of said month, at the Official Door of the Courthouse of said HEMPHILL County, in the City of CANADIAN, Texas, the following described property, to wit:

TRACT 1: GEO: 05250-00100-08050-000001

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly The Atchison, Topeka and Santa Fe Railway Company) property in the James Calk Survey at Canadian, Hemphill County, Texas, described as follows, to-wit: Commencing at the intersection of the West line of said James Calk Survey with said Railway Company's Main Track centerline; thence Northeasterly along said Main Track centerline 1,800.0 feet; thence Northwesterly at right angles to said Main Track centerline 79 feet, more or less, to a point 8.5 feet Northwesterly, as measured at right angles from said Railway Company's Track No. 5 centerline, as now located and constructed and the True Point of Beginning; thence continuing Northwesterly at right angles to said Main Track centerline 221.5 feet to the Southeasterly line of a county road; thence Southwesterly along said Southeasterly line of said county road, and parallel with said Main Track centerline, 500.0 feet; thence Southeasterly at right angles to said Main Track centerline 221.5 feet, more or less, to the intersection with a line drawn parallel with and distant 8.5 feet Northwesterly, as measured at right angles from said Tract No. 5 centerline; thence Northeasterly along the last described parallel line 500 feet, more or less, to the True Point of Beginning.

TRACT 2: GEO: 05025-00010-00807-000000

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Atchison, Topeka and Santa Fe Railway Company) Station Ground Property at Canadian, Texas, being of varying widths on each side of said Railway Company's Main Track centerline, as located and constructed upon, over and across the Jas Calk Survey #136, Hemphill County, Texas, described as follows: Commencing at the Intersection of the West line of said Jas Calk Survey with said Railway Company's Main Track centerline; thence Northeasterly along said Main Track centerline 1800.00 feet; thence at right angles to said Main Track centerline 79.0 feet, more or less, to intersection with a line drawn parallel with and distant 8.5 feet Northwesterly, as measured at right angles from said Railway Company's Track No. 5 centerline as now located and constructed, and being the True Point of Beginning; thence Northeasterly along said parallel line, for a distance of 400.0 feet; thence Northwesterly at right angles to the last described course for a distance of 221.5 feet; thence Southwesterly parallel with said Main Track centerline for a distance of 400.0 feet; thence Southeasterly at right angles to the last described course for a distance of 221.5 feet to the Point of Beginning.

Levied on April 24, 2023 as the property of

US LEASING GROUP LLC

to satisfy a judgment amounting to \$10,669.44, representing delinquent taxes, penalties, interest, and attorney's fees through the date of judgment, plus all costs of court, costs of sale, and post judgment penalties and interest recoverable by law in favor of CANADIAN INDEPENDENT SCHOOL DISTRICT; HEMPHILL COUNTY; HEMPHILL COUNTY FARM TO MARKET; HEMPHILL COUNTY HOSPITAL AND HEMPHILL COUNTY UNDERGROUND WATER CONSERVATION DISTRICT.

ALL BIDDERS MUST COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY TAX CODE.

GIVEN UNDER MY HAND ON April 24, 2023.



SHERIFF HEMPHILL COUNTY, TEXAS

By _____ Deputy

NOTICE OF SHERIFFS SALE