# NOTICE OF CONSTABLE SALE
# REAL PROPERTY

**(Sale to be held as near to 10:00AM as possible)**

By virtue of an ORDER OF SALE issued by the 471st District Court of Collin County, Texas, on the August 31, 2023, in the case of:

Anna Independent School District vs. Baetrice Lee Felton Fruge

Case: 471-00671-2023, and directed and delivered to me as, Matt Carpenter, Constable Precinct 1, Collin County, Texas, I have levied upon this 20th day of October, 2026, and will, between the hours of 10:00am and 4:00pm, on the first Tuesday of December, 2026, it being the 1st of said month, at the courthouse door of Collin County, Texas, proceed to sell at public auction to the highest bidder with cash in hand, unless otherwise exempted, all the right, title and interest which the said Baetrice Lee Felton Fruge had of, in and to the following described real property, to-wit:

TRACT 1: GEO: R896300A00301
Being all that certain Lot 3, Block A of West Crossing, Phase I, an Addition to the City of Anna, Collin County, Texas, being more particularly described in that certain Deed of record in Document No. 20210611001182700 of the Deed Records of Collin County, Texas, more commonly known as 813 Honeywell Dr., Anna, TX 75409.

Said property is levied upon as the property of Baetrice Lee Felton Fruge and will be sold to satisfy a judgment rendered in the said Court of Collin County, Texas, on the 31st day of August, 2023, in favor of Anna Independent School District against the said Baetrice Lee Felton Fruge for the sum of $18,991.91 principal representing delinquent taxes for tax years 2021-2022, court costs of $1,159.00, as well as interest and further costs of executing this writ.

NOTICE: This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

Witness my hand this 20th of October, 2026.

**Matt Carpenter**
**Constable Precinct 1**
**Collin County, Texas**

By: _____
Sergeant Chance Alexander

Subscribed and sworn before me, a Notary Public, on this 20th day of October, 2026.

_____
Notary Public

RUTH KEMP
Notary Public
STATE OF TEXAS
Notary ID # 135553794
My Comm. Exp. April 7, 2030