

SAN JACINTO NEWS-TIMES



FALL SPORTS PREVIEW

Page 1B

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Budget proposal drawing fire

By Tony Farkas
news@sanjacnews.com

COLDSRING — Elected officials have filed a grievance against the San Jacinto County Commissioners Court over the lack of pay raises included in the proposed budget for the next fiscal year.

At Wednesday's regular meeting, County Judge Fritz Faulkner said that he has filed a preliminary budget with the state, and that includes a dip in the property tax

rate — from .50 per \$100 valuation, which is down from .53.

With the changes in valuation of property, however, the average homeowner would see an increase of \$37.16 in their tax bills.

Faulkner said that with all the additional expenses in the county this year, largely due to weather events and jail needs, the new budget does not contain raises, and some grievances were filed by elected officials and that a grievance committee needed to be

formed.

While it wasn't on the regular agenda, the matter of instituting a grievance committee was taken into a closed session, and then voted on after the court reconvened.

Faulkner said the county would draw nine names from a hat of people who had served on past grand juries. That committee will meet at 9 a.m. Sept. 6.

In other business, the court:

- approved an amended resolution regarding at TxCDBG grant

affection Fostoria Tram Road, which shortens the length of the project;

- approved a clarification to the March 23, 2022, regular meeting minutes to reflect Langford Community Management Services was hired for hazard mitigation plan development;

- approved an agreement with DETCOG for a web Emergency Operations Center;

- approved a cost match with DETCOG for the Genasys Alert

System;

- approved a disaster declaration to be used in securing a border security grant, provided the Sheriff's Office provides a copy of the grant application for county review;

- tabled approval of overtime pay and comp time payout due to shortages in manpower, and thought we added enough people, was supposed to shorten comp time; however, the jail still has five

See **COUNTY** • Page 2A

Stay safe, cool as temperatures soar

Extreme heat can be deadly, but you can take steps to stay safe

Special to the News-Times

As extreme heat blankets the Texas Gulf Coast Region, the American Red Cross is asking residents to take three steps to stay safe: slow down, stay hydrated and spend time indoors.

Heat is more than uncomfortable, it can be deadly, especially for older adults, the very young and those with chronic medical conditions. Last year, some 2,300 heat-related deaths occurred. To help stay safe, the Red Cross recommends that people take three steps:

- Slow down by postponing or limiting outdoor activities, including strenuous exercise. If you must work outdoors, take frequent breaks and avoid the hottest part of the day by scheduling tasks earlier or later. Hot cars can be deadly — never leave children or pets in your vehicle alone.

- Stay hydrated by drinking plenty of water and avoiding sugary, caffeinated and alcoholic drinks. Check that animals also have access to plenty of fresh water and shade.

- Spend time indoors in an air-conditioned place. If you don't have air con

See **HEAT** • Page 2A



MEET THE PIRATES

Shepherd High School Cheerleaders did a few cheers before a Pirate-Kountze scrimmage during the Meet the Pirates program. The Pirate Band played the School Song, National Anthem, and the Fight Song, the cheerleaders did a few cheers and the Pirate Pride dance team performed. The varsity Football team and the Volleyball team were introduced and entered the field. . PHOTO BY CHARLES BALLARD

TxDOT wants you driving sober

One person is killed every 8 hours in alcohol-related traffic crashes in Texas

Special to the News-Times

AUSTIN — The reckless act of drinking and driving could change your life forever, but it only takes a few minutes to find a sober ride.

As law enforcement increases its presence on Texas roadways leading up to Labor Day, drivers can save their own lives and the lives of others by finding a rideshare, transit, or another safe ride.

While many people enjoyed an extra day off during the Labor Day weekend last year, 14 Texas families and communities mourned the loss of a loved one. In 2023, there were 334 DUI-alcohol related traffic crashes in our state over the Labor Day holiday weekend, resulting in 14 fatalities and 35 serious injuries.

TxDOT wants to prevent these crashes and save lives by encouraging drivers to make the right choice this Labor Day weekend.

TxDOT is launching the "Drive Sober. No Regrets" campaign to remind motorists about the dangers of

drunk driving. In partnership with local law enforcement, the campaign urges Texans to always make the right choice and get a sober ride home — or face the consequences.

"Every drunk driving fatality is preventable, plain and simple," said TxDOT Executive Director Marc Williams. "If you plan to celebrate Labor Day by drinking, make sure you arrange a sober ride using a rideshare, taxi, public transit or a designated driver."

TxDOT is working with law enforcement agencies across the state as they boost efforts to identify and arrest drunk drivers from Aug. 16 through Sept. 2. This coincides with the national heightened enforcement period sponsored by the National Highway Traffic Safety Administration.

"Drive Sober. No Regrets" is a key component of #EndTheStreakTX, a social media and word-of-mouth effort that encourages drivers to make safer choices to help end the streak of daily deaths.

Disaster Recovery Center in San Jacinto County closed

Special to the News-Times

AUSTIN — A Disaster Recovery Center in San Jacinto County permanently closed Aug. 21.

However, any DRC can help with both Hurricane Beryl and the April 26-June 5 storms and flooding. To find a center location near you, go to fema.gov/drc.

All centers are accessible to people with disabilities or access and functional needs and are equipped with assistive technology. To view an accessible video about how to apply visit: Three Ways to Register for FEMA Disaster Assistance-YouTube.

For the latest informa-



tion visit fema.gov/disaster/4798. Follow the FEMA Region 6 X account at [X.com/FEMARegion6](https://x.com/FEMARegion6) or on Facebook at facebook.com/FEMARegion6/.



PRESEASON PERFORMANCE

The Shepherd Royal Blue Band, Guard and ROTC Pirate Battalion performed the National Anthem and presented the colors at the first Texans home preseason game. More than 100 Shepherd ISD faculty, staff, board members, families and community members attended the game to support the students.. COURTESY PHOTO

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LAKE LIVINGSTON DATA AS OF AUG 19

Current level	130.98 ft
Normal level	131.00 ft
Discharge	2048 cfs
Weekly rainfall total	0.00 in

TRINITY RIVER DATA AS OF AUG 19

Gauge Stage	8.91 ft
Category	Normal
Weekly rainfall	0.00 in



Huge event coming in November

If you were not aware that we have elections on Nov. 5, here is a reminder. Not only will we vote for the big names on that day, but also for many local positions too.

The City of Shepherd held a ballot draw on Thursday last week, when whoever is on the ballot finds out what number they are on that list. Mayor Charles Minton is up for re-election and has no opposition so he is alone on the ballot for Mayor. There are two places for Aldermen with three contenders.

William LaCoste is first on the ballot, Lisa Alamazon is second and I am third. The fun part of the drawing was the totally neutral person chosen to pick the names from the bowl; little McCoy Moore, with his mom Christina, pulled the slips out and gave them to City Secretary Debra Hagler. Definitely the way to do it.

Woodland Park Nursing and Rehabilitation held a ribbon cutting for their new Hospice Hopestone last week. Coldspring Chamber of Commerce President Jennifer Hoff and Executive Director Jamie Currie led the group of staff and friends with the ceremony and then we were treated to a light lunch.

Hopstone focuses on "Compassion. Hope. Support" for their patients. Hospice is a covered benefit under Medicare and Medicaid as well as by most insurance plans. There are different levels

Did You Know

By Yvonne Cones



of hospice care depending on the patient's needs. Hopstone seeks to enhance the life of every patient they serve. You can find out much more about their services at intake@hopstonehospicetx.com.

While we were there we met a volunteer who comes to sing to residents of Woodland Park whenever she can. Taylor Reis brings her own equipment to entertain, and she does so to honor her late grandfather who often sang to his family. She makes the trip from Nacogdoches.

It was also good to see Rebecca Harrell again. Rebecca was a Shepherd Chamber board member some years ago, she is now very busy as the Marketing & Admissions Coordinator as well as many other services at Woodland Park. Call (936) 628-3388 for more information.

Women's League of San Jacinto County will meet on Sept. 12 to start the new year for the group. Checks have been given out to many charities and scholarships to students so it is time to start the ball rolling for the next year. Care Share Food Pantry in



Coldspring received their check from Board Director Mary Patton.

LaNora Purvis will be the first guest speaker: she is the founder of Heaven's Army, dedicated to serving and rehabilitating women who have been abused, addicted or suffered in other ways. Newly elected President Mary Ann Pittman will introduce the other board members, although Mary Ann is not new to serving on the board since she has been active for years in many roles. Lunch is served at noon, come at 11:30 a.m. to meet and mingle with friends and others who will

become friends.

Don't forget it will be Christmas in August on Coldspring Courthouse Square this Saturday. We may be lucky enough to feel cooler weather by then if the forecast is telling the truth.

I went to Shepherd Library's new program Books and Banter on Friday. A group of book lovers talked about their favorites and shared the names of some of them. Snacks and water were presented, and we had a very convivial time together.

If you would like to come to this group let Director Terri McIntyre know at (936) 628-3515. If you would like to volunteer with some of the programs offered, Terri will be happy to let you know all the different opportunities available.

Contact the Shepherd Chamber of Commerce at (210) 995-7420 or the Coldspring Chamber at (936) 653-2184.

Yvonne Cones is president of the Shepherd Chamber of Commerce and a member of



At left: McCoy Moore helps with the drawing the order of names on the ballot at Shepherd City Hall. Above: SJCS Senior Center in Coldspring bakes birthday cakes on request. COURTESY PHOTOS



Mary Patton of Women's League presents a check to Vicki Jowell of Care Share Mission. COURTESY PHOTO

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HEAT

Continued from page 1A

ditioning, go to a public library, shopping mall or a public cooling center. Call 211 to find an open location. Check on loved ones and neighbors who may be at risk and do not have air conditioning to make sure they are safe.

Unusually hot days and heat waves are both a natural part of weather patterns, however, since the 1960s, heat waves have become more frequent and intense and are lasting longer in the U.S. As the climate crisis worsens, 2023 was the hottest year on record, scientists warn that 2024 could break records for a second year in a row.

As heat waves become more common and last longer, heat-related deaths are also on the rise. Heat illness can be prevented, and the Red Cross recommends learning the warning signs and how to help so you can act fast.

Heat cramps are an early sign of trouble and include heavy sweating with muscle pains or spasms. To help, move the person to a cooler place and encourage

them to drink water or a sports drink. Get medical help if symptoms last longer than an hour or if the person has heart problems.

Heat exhaustion is a more severe condition signaled by heavy sweating; cool, pale and clammy skin; a fast or weak pulse; nausea or vomiting; muscle cramps; tiredness or weakness; or a headache, dizziness or passing out. To help, move the person to a cooler place, loosen tight clothing, encourage them to sip water slowly. Use wet cloths, misting or fanning to help cool them off. Get medical help right away if symptoms get worse or last longer than an hour, or if they begin vomiting or acting confused.

Heat stroke is a deadly condition that requires immediate medical help. Symptoms include a high body temperature; hot, red, dry or damp skin; a fast or strong pulse; a headache or dizziness; or nausea, confusion and passing out. Call 911 right away if you think someone may have heat stroke. After calling

911, move the person to a cool place, and use wet cloths, misting or fanning to help cool them off. Do not give the person anything to drink.

Heat can make anyone ill, but older adults, the very young, pregnant women and those with chronic medical conditions are more at risk. People who work outdoors, have limited personal resources and live in places that lack green spaces are also at higher risk.

Download the free Red Cross First Aid app so you'll know what to do if emergency help is delayed and the free Emergency app for real-time weather alerts and heat safety information. Content is available in English and Spanish with an easy-to-find language selector. Find both apps in smartphone app stores by searching for the American Red Cross or going to redcross.org/apps.

COUNTY

Continued from page 1A

- open slots;
- approved bond renewals for Cheryl Walker and Elaine Thompson in the elections office;
- approved dates and times for early voting and number of workers necessary; and
- approved the presentation of the annual audit.

SAN JACINTO COUNTY WEATHER FORECAST FOR AUG 28-SEPT 3 Information sourced from weather.com

THURSDAY	FRIDAY	SATURDAY	SUNDAY	MONDAY	TUESDAY	WEDNESDAY
Scattered Thunderstorms 88°/73° Chance of Rain 58% Wind ESE 5mph	Scattered Thunderstorms 88°/73° Chance of Rain 58% Wind E 5mph	Scattered Thunderstorms 88°/73° Chance of Rain 58% Wind E 5mph	Scattered Thunderstorms 88°/73° Chance of Rain 58% Wind E 4mph	Scattered Thunderstorms 87°/72° Chance of Rain 58% Wind ENE 6mph	Scattered Thunderstorms 88°/71° Chance of Rain 40% Wind NE 6mph	Partly Cloudy 88°/72° Chance of Rain 35% Wind NE 6mph

Forecast Fire Danger twc.tamu.edu

Fire Danger Rating: Low Moderate High Very High Extreme

Always something to learn outdoors

By Luke Clayton
Outdoors columnist

This past week, I joined a couple of great friends for an afternoon/evening of relaxing and filming whitetail deer and the following morning, enjoyed some great summertime blue catfish catching at Lake Tawakoni with my longtime friend guide David Hanson. Let me tell you all about it.

Ryan Fergus, the operator at Wind Point, arranged for us to stay in one of the comfortable cabins on this beautiful 180-acre park. We settled in about midafternoon and is often the case, I am the designated supplier of vittles.

I had earlier that day prepared some fajitas from the marinated backstraps of a wild hog I had shot a week prior. Some folks have no idea how tasty wild pork can be when the right hog and cooking process is employed. We began our adventure by devouring the precooked fajitas as well as the smoked camp baked beans I had brought along.

Our goal was to video and use still cameras to capture some great images of the numerous free ranging whitetail deer that roam the park. Our efforts produced some great still shots as well as footage of bucks and doe belly deep in the lake, munching on lily pads.

It was interesting to watch the deer dunk their heads beneath the surface, grab a big lily pad and come up chewing. We also placed some Vineyard Max deer attractant out and shot video of deer running into the grape-based bait once they smelled it from downwind.

We timed our outing to coincide with the full moon last week and Jeff got some spectacular images with his drone of this Blue Moon rising in the east and the sun setting in the west. A restful night in the very comfortable cabin at Wind Point Park and we were up plenty early to join catfish guide David Hanson just before sunup.

As we slowly motored toward the area where David has been catching lots of blue catfish, mostly in the 3-to-8-pound range with a frequent bonus trophy fish up to 40 pounds, David explained the fishing pattern he is currently



Luke joins his friend at Lake Tawakoni for some red-hot summer catfishing and the chance to capture some interesting white-tailed deer images. PHOTO BY LUKE CLAYTON

on: “Summer is traditionally the time to catch quick limits of ‘eater’ channel catfish averaging 1 to 2 pounds. Bait a spot in water around 15-20 feet, use good punch bait and a fish fry is almost guaranteed this time of year. There was a time when most fishermen waited until cooler weather to target the larger blue catfish. Granted we don’t enjoy the almost nonstop bite common with channel catfish but at the end of the trip, we often have three or four times the fillets from the larger blue catfish in the cooler.”

By daylight we had arrived at the spot where David had been fishing, water less than 10 feet deep with timber, both standing and submerged close by. The Catfish Pro rod and reel combos we were using were strong enough to hold the bigger fish but the rod tip sensitive enough to detect subtle bites.

The truth is in this warm water, most blue catfish don’t peck at the bait. Oh, maybe the rod tip will jiggle a time or two but the blues we caught slammed the baits. The trick when fishing with circle hooks is to allow the hook to thread into the corner of the fish’s mouth as it swims away.

The cardinal sin when fishing with a circle hook is to grab the rod and jerk. The drill is once the rod is bent toward the surface, crank the reel handle quickly and once you feel the pressure of the fish, remove the rod from the rod holder and the fight is on. It’s difficult not to get excited and when the rod bends, grab it and jerk back. This is a natural reaction, especially by someone like me that has used plastic worms for catching bass for so many

years. David prefers small pieces of cut bait (sunfish) this time of year, even for the bigger blues.

“I think of it like this: Even after dining at an all you can eat buffet, back at home if someone walks by with a bag of potato chips, most folks will grab one, they just can’t resist,” he said. “It’s the same with blue catfish in my opinion. This time of year, the lake is full of bait fish (Shad and sunfish). We’re fishing in areas with lots of bait and when the catfish smells that fresh little piece of cut bait it’s simply more than it can resist.”

The first bite of the morning came on a rod next to me. I cranked the reel fast until I felt a fish and it was all I could do to wrench the rod out of the holder. This was a “biggun” and the rod bowed heavily toward the water. The big fish made a hard run toward some standing timber off to the right and the reels drag was working to slow his progress, but to little avail.

One minute I was fighting a big fish — we even saw his tail break the surface and it looked like a boat paddle — and the next my line went slack. The fish had obviously wrapped the line around a submerged limb or root and broken the 30-pound test line. How much did he weigh? There was no way to tell but we all guessed over 40 pounds, which is not at all uncommon, even in the warm weather months.

We fished until about 10:30 when the sun was beginning to warm things up. Most of the fish weighed between 2 and 8 pounds — perfect eaters. Later in the trip I again felt the power of a

bigger fish, this one was not nearly as big as the one I lost but he was a strong fighter that we estimated at around 15 pounds.

We got some great footage for our weekly TV show “A Sportsman’s Life” on Carbon TV and YouTube.

Back at the dock, Hanson went to work with his fillet knife on a banner catch of summertime blue catfish. Watching Hanson clean fish with a conventional fillet knife is watching a master in action.

To sum it up for all the catfishermen out there, the formula to success is fishing water less than 10 feet deep in areas with timber, using pieces of cut bait about the size of a quarter on circle hooks and waiting until that rod bows heavily toward the surface before cranking down on the reel to insure a good hook set. Hanson says this pattern should work well until fall on any lake with a healthy blue catfish population and then, when the cool fronts begin to blow in usually in October, it will be time to target not only the banner catches of good eater blues but ‘trophy time’ as well when the big one turn on in earnest.

For lodging, contact Wind Point Park at www.windpointparktx.com. Contact catfish guide David Hanson at (903) 268-7391. Listen to Luke’s weekly radio show “Catfish Radio with Luke Clayton and Friends” on many radio stations and anywhere podcasts are found.

AREA DIGEST

Association offers assistance

The SAAFE House annual Lures & Lace bingo fundraiser has been delayed until Aug. 23, 2025.

Organizers feel that in light of the serious weather events of the last several months, it is better that the community focus on rebuilding

The event will be held at the San Jacinto County Storm Shelter, 255 Live Oak Drive, in Coldspring, to support SAAFE House and its endeavors in San Jacinto County. Money raised at the event stays in the county to help residents in need.

Call SAAFE House at (936) 291-3529, Shelby at (936) 284-5580 or Tammy at (936) 284-5547 for information.

‘Holiday’ event reset

The annual Christmas in July event, sponsored by the Coldspring Area Business Merchants Association, has rescheduled its event for Saturday.

The original event was cancelled due to weather.

The event will be held from 9 a.m. to 3 p.m. at the San Jacinto County Courthouse Square in Coldspring, and will feature vendors, live music, shopping and food, as well as a place for kids to write letters to Santa. The Grinch also will be around.

To become a vendor or for information, call (936) 653-2332.

★
Monday, September 2, 2024 - 6:00 pm



Janis Holt

Republican Nominee,
State Representative, HD 18

Republican Headquarters
201 HWY 150, Suite J
Coldspring TX 77331
SanJacGOP.com/events



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HONORS

SHSU HUNTSVILLE — The following area students received degrees during the 2024 Summer semester at Sam Houston State University.
Cleveland
 Katelynn Daugherty, master’s degree in Education, Teaching and Learning
 Jessica Fleming, doctorate of philosophy, Criminal Justice

Coldspring
 Kenneth Rehorst, master’s degree in English
Oakhurst
 Jaden Bickham, bachelor’s degree in Psychology
Shepherd
 Emily McDaniel, bachelor’s degree in Health Care Administration

SENIOR MENUS

Sept. 2-6
 Menus Subject to Change
 • **Senior Citizens of San Jacinto County** | 936-653-4175
 Call by 10:30 a.m. to reserve a meal.
 Monday, Wednesday, Friday is Texercise. Tuesday is line dancing. Thursday is bingo. Friday is karaoke.

• **Shepherd Senior Citizens Center** | 936-628-3733
 Second Tuesday of each month includes birthday cake for dessert.
 Bingo is Aug. 28 and Sept. 4, 11, 18 and 25. Bag Days are Aug. 30 and Sept. 13 and 27. Craft Days are Aug. 31 and Sept. 5, 12, 19 and 26.
MONDAY: Closed for Labor Day.

TUESDAY: Roasted chicken, macaroni and cheese, broccoli, dump cake.
WEDNESDAY: Taco salad, cilantro lime rice, ranch beans, ice cream.
THURSDAY: Sausage with peppers and onions on a roll, fried okra, chips, fruit.
FRIDAY: Chicken spaghetti, greens, garlic bread, brownies.

SAN JACINTO NEWS-TIMES

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OPINION



"I COULDN'T BE MORE EXCITED ABOUT THIS LABOR DAY IF I HAD AN ACTUAL JOB..."

If you're unhappy and you know it, cast your vote

For a party that spent the last week celebrating bringing joy back to politics and the country, the Democrats sure have a weird way of showing their appreciation and admiration.

In case you were living in a dugout on a mountain, last week was the Democrat National Convention, where Kamala Harris was installed (anointed?) as the emergency backup candidate for president.

She didn't have a single vote cast for her nomination in two primary elections, nor did she even bother to run this year, yet an entire segment of society went from hopelessness to adoration in a flash.

I've watched quite a bit of man-on-the-street interviews, and most of her supporters were of a mind that since she brings joy back to the country, that's good enough for them. Yet, it seems that, to paraphrase the antagonist from "V for Vendetta," it's "joy for me but not for thee."

Meaning that if you ain't down with the Harris/Walz vibe, we're gonna get



My Two Common Sense

By Tony Farkas
tony@polkcountypublishing.com

cha. In one of the latest examples, Brittany Mahomes' wife of Texas Tech Alum and world-champion quarterback Patrick, got lambasted over the coward's corner ('read social media') for appearing to like a post by President Trump.

Then there's the "weird coincident" of Tulsi Gabbard, once a Democrat candidate for the presidential nomination, who was found to be working with Trump on Harris debate prep, magically appearing on a terrorist watch list of the TSA.

Last on the list, it took approximately 12 seconds for the joy police to descend on Robert F. Kennedy Jr. when he dropped his independent presiden-

tial bid and threw in with Trump. The decency-is-on-the-ballot crew is calling him a cocaine dealer, based on some author's recounting of a drug-fueled purchase in the mid-'70s at Harvard.

There's so much more; I'm sure that even if there is some political divide in your family (like I have), you've been assaulted and excoriated for your anti-joy beliefs.

Aside from the hypocrisy of the joy battalion (which should be called joy division, but that band would be upset), why would anyone want to rely on an elected official for their happiness? Why would anyone believe that decency is more important than being able to feed a family or heat homes during the winter?

Why did joy and decency become more desirable than sound fiscal policy, national security and respect for individual rights?

When COVID was all the rage, the self-proclaimed cognoscenti said that I would be responsible for the deaths of millions if I didn't mask up or take

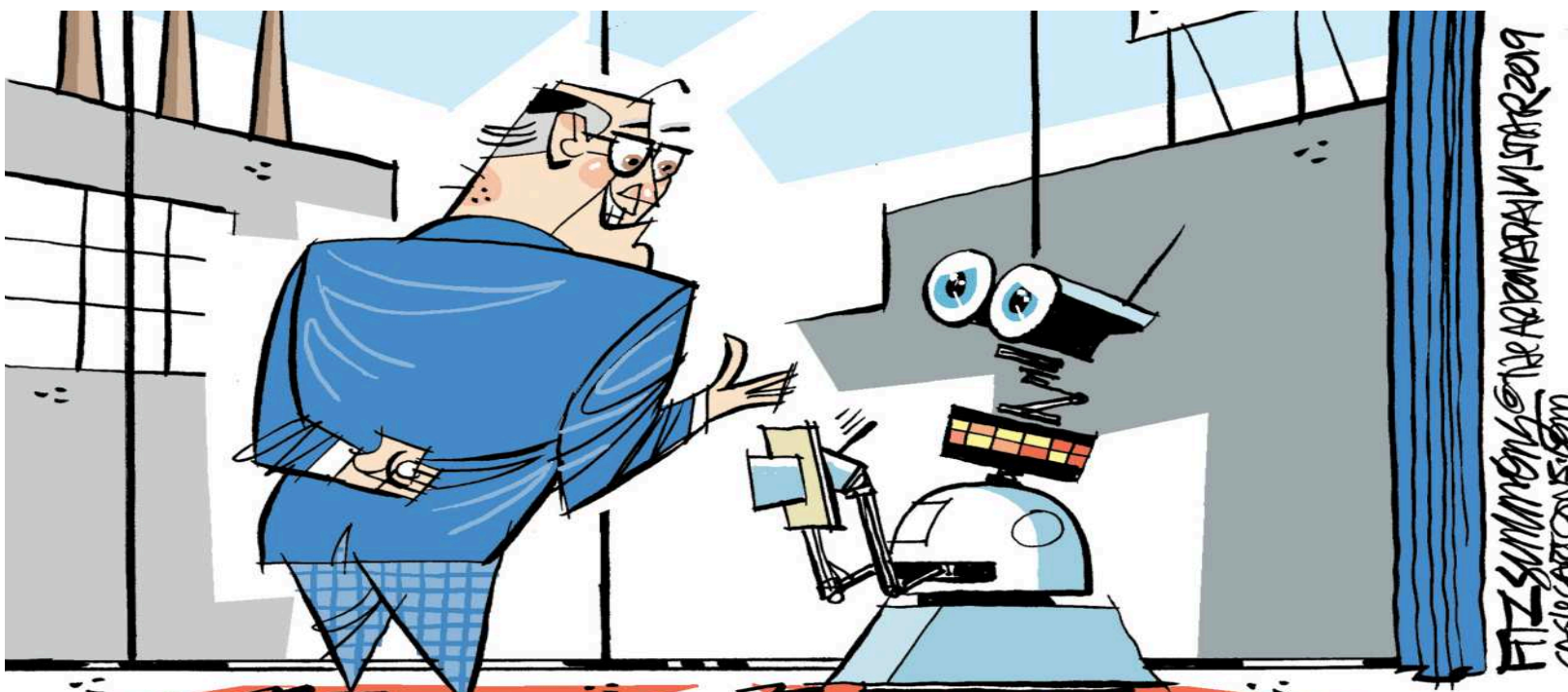
the blue vaccination. Now, if I don't believe in the nonsense being spewed by these same people, like Palestine is being genocided, abortion is a right, rich people need to pay more taxes, etc., I'm guilty of harshing the collective mellow of the country and must be destroyed.

I don't want my government to be responsible for how I feel, and whether every need I have is met just like everybody else's. That's not their job.

There are 18 jobs specifically lined out in the Constitution for the government to do. It's the federal version of a job description.

I promise that if there was an executive evaluation of our leaders' job performance, no amount of joy would be found there. My answer: do that evaluation at the ballot box and show the lot of them the door.

Tony Farkas is editor of the Trinity County News Standard and the San Jacinto News Times. He can be reached at tony@polkcountypublishing.com.



WISH ALL OUR ROBOTS, INCLUDING OUR MANAGEMENT DROIDS AND ROBOTIC MAINTENANCE CYBORGS A VERY, VERY HAPPY LABOR DAY.

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Power grid again reaches record demand

The dog-day heat wave has sent power demands to new records, the Austin American-Statesman reported. With much of the state enduring an excessive heat warning, power demand peaked at 85,559 megawatts last week, breaking a record set last August.

While searing outside temperatures certainly boost demand, other factors are in play as well — the state's growing population and increased expansion by large-scale industrial users such as data centers and cryptocurrency miners.

Texas is the only state that operates its own power grid. In June, the Electricity Reliability Council of Texas predicted the grid would face challenges this month and increased likelihood for emergency alerts during peak times of the day.

"Reserve shortage risks are the highest during the evening hours ... when daily loads are typically near their highest levels and solar production is ramping down," the report from June says. While power throughout the state remained largely untouched, around 8,500 customers in Harris County last week experienced outages believed to be related to demand.



Capitol Highlights
By Gary Borders
Texas Press Association

CenterPoint to push Beryl costs to ratepayers

CenterPoint plans to pass costs for electricity infrastructure damages caused by Hurricane Beryl on to its customers. It plans to pass bonds that will ultimately be paid through rate increases, the Texas Standard reported. The company testified last week before the Public Utility Commission.

In its latest quarterly report to the U.S. Securities and Exchange Commission, the company estimated recovery costs related to Beryl and an earlier May windstorm — a derecho — will approach \$2 billion for both events. As is customary, ratepayers will be on the hook.

"In my almost 35 years of experience in this utility business, the customers end up paying. They always end up paying," said energy consultant Karl Rábago, who served on the PUC under Governors Ann Richards and George W.

Bush. "That's because electricity is essential for modern life, and you can't just go around bankrupting or allowing utilities to go bankrupt by forcing shareholders to bear what some people might say is the fair consequences of mismanagement."

Transgender Texans can't change sex on DL

Texans will no longer be allowed to change the gender on their driver's license even if they have obtained a court order, the Houston Chronicle reported. In a statement, the Texas Department of Public Safety said that as of Aug. 20, the agency will no longer comply with court orders mandating a change to a driver's license. Texas Attorney General Ken Paxton has raised questions about the validity of such court orders.

The department said that was because "neither DPS nor other government agencies are parties to the proceedings and because officials have questions about the legal basis for courts to issue the orders."

Brad Pritchett, interim CEO of the advocacy group Equality Texas, said the new policy "denies trans people the minimum respect of having a state ID that

reflects their identity" and will hurt more than 92,000 transgender adults in Texas.

Busing of migrants is in idle mode

After sending thousands of migrants to northern cities run by Democrats, Gov. Greg Abbott's bus trips have largely ended after the number of migrants apprehended at the border plunged, The Texas Tribune reported.

The state has not sent any buses north since late June, according to a report in The New York Times.

"Texas has decreased illegal crossings into the state by over 85 percent thanks to our historic border mission," Abbott spokesperson Andrew Mahaleris said in a statement.

Abbott plans to continue the busing program, which only takes migrants who voluntarily get on board.

An executive order by President Joe Biden in June effectively stopped granting asylum to migrants. In the first month the order was in place, 32 percent fewer migrants were apprehended, a sharp drop that continued into July.

Since the busing program began in 2022, nearly 120,000 migrants have been transported to other states,

according to Abbott's office.

Peak of hurricane season arrives

As the peak of the 2024 Atlantic hurricane season arrives, forecasters have their eyes on four tropical waves with the potential to turn into something more menacing, the Statesman reported. All four systems are moving westward.

We have entered the traditional peak of hurricane season, with the most activity occurring between now and mid-October, according to the National Hurricane Center. To date, five named hurricanes have

been noted this season.

Hurricane season ends officially on Nov. 30.

Teaming up to prevent DWIs

With the Labor Day holiday coming up, the Texas Department of Transportation is teaming up with law enforcement officers to remind motorists about the dangers of drunk driving. The "Drive Sober. No Regrets" campaign reminds motorists of the consequences of driving drunk.

Gary Borders is a veteran award-winning Texas journalist.

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SAN JACINTO COUNTY

SPORTS

FALL PREVIEW



2024





The Coldspring Trojan football team is introduced to the fans during the recent Meet the Trojans event. PHOTOS BY CHARLES BALLARD

Coldspring's new year, new alignment

By Charles Ballard
SJNT correspondent



Trojan Head Football Coach Ken Stanley predicts a deep run into the playoffs this year.

COLDSRING TROJAN FOOTBALL				
2024-2025 VARSITY SCHEDULE				
Aug-15	Scrimmage	Livingston	HOME	TBD
Aug-22	Scrimmage	Crockett	AWAY	TBD
Aug-30		Liberty	AWAY	7:30 p.m.
Sep-6		Shepherd	HOME	7:00 p.m.
Sep-13		Woodville	HOME	7:00 p.m.
Sep-20		Beaumont Kelly	AWAY	7:30 p.m.
Sep-27		OPEN		
Oct-4		Kirbyville	HOME	7:30 p.m.
Oct-11		Orangefield	AWAY	7:30 p.m.
Oct-18	Homecoming	East Chambers	HOME	7:30 p.m.
Oct-25		Buna	AWAY	7:00 p.m.
Nov-1	Senior Night	Hardin	HOME	7:00 p.m.
Nov-7		Anahuac	AWAY	7:00 p.m.

	JUNIOR	Varsity		
Aug-15	Livingston	Home	TBD	
Aug-22	Crockett	Away	TBD	
Aug-29	Liberty	Home	5:30 p.m.	
Sep-5	Shepherd	Away	5:30 p.m.	
Sep-12	Woodville	Away	5:30 p.m.	
Sep-19	Beaumont Kelly	Home	5:30 p.m.	
Sep-26	OPEN			
Oct-3	Kirbyville	Away	5:30 p.m.	
Oct-10	Orangefield	Home	5:30 p.m.	
Oct-17	East Chambers	Away	5:30 p.m.	
Oct-24	Buna	Home	5:30 p.m.	
Oct-31	Hardin	Away	5:30 p.m.	
Nov-6	Anahuac	Home	5:30 p.m.	

COLDSRING — Athletic Director and Head Coach Ken Stanley predicts a good year for the Trojan football team.

Stanley said the team went through a rebuilding process in the 23 season and are now ready to hit the new season with a big force.

With 19 seniors returning on offense, defense and special teams, Stanley said it looks good for the future. David Rowe is set to lead the team at quarterback and has the experience to manage the job.

"Several teams in the district are in a rebuilding year and this should be a great time to post a very good position in the playoff run," he said.

All in all, the Trojans look ready, and with a few corrections in focus and conditioning, it looks to be a promising year, and the playoffs look to be very obtainable.



Shepherd Head Coach Miles Robison works running drills with the team.

Shepherd football players take instruction during first-day practice.



Shepherd looking for a bright new football year

By Charles Ballard
SJNT correspondent

SHEPHERD — The Pirates have moved back into 4A classification, and while the competition is going to be a lot different for the 2024 season, their success in early season scrimmages point to the team being very competitive.

Landen Dellinger found himself under the center again this year to lead the Pirates, and during the scrimmages his passing was on target and the running backs were deadly, finding the running lanes and hitting the openings. The offense on the other hand is also going to be very good hosting a 1,000-yard rusher and an experienced QB. Look for the Pirates to excel this year.

Dellinger said, "We have to dominate this year in order to win."

Coach Benjamin Goffney said, "We will have a target on our back this year due to being put in 4A, but I am sure we will surprise a few teams and people. We are ready to play. We have several very good athletes returning, including an experienced quarterback (Dellinger), and an excellent running back (Stevens)."

Preston Stevens said, "Last year I posted more than a 1,000 yards rushing; my goal is to break that record this year."

Head Coach and Athletic Director Miles Robison said that like most teams after their first scrimmage, there a lot of things to correct, but overall, the team looked very sharp and in shape for the new season.

During the first day of practice the Pirates looked focused and ready to compete at the 4A level this year.

The defensive line this year will be the backbone of the Pirates as the returning staff is seasoned and very good.

"Our coaching staff will work the kinks out and figure out what it will take to make it better," he said.

Shepherd is on the right track to enter a new division, and while it is not going to be easy, the Pirates are looking forward to the new challenge.

"Teams know about Stevens and his ability so we will be shifting things around in order to give him and open lane to the goal line," Robison said. "Dellinger was spot on and will continue to lead the team as we need him to."



The Shepherd Pirate football team entered the field as they were introduced for the 2024 season.



2024 SHEPHERD PIRATE VARSITY FOOTBALL SCHEDULE

DATE	DAY	OPPONENT	LOCATION	TIME
August 16	Friday	Hardin*	Away	5:30
August 22	Thursday	Kountze*	Home	5:30
August 30	Friday	Kirbyville	Home	7:30
September 6	Friday	Coldspring	Away	7:30
September 13	Friday	Buffalo	Away	7:30
September 20	Friday	Anderson-Shiro	Home	7:30
September 27	Friday	Open (Fair Week)		
October 4	Friday	Diboll	Away	7:30
October 11	Friday	Tarkington**	Home	7:30
October 18	Friday	West Orange Stark**	Away	7:30
October 25	Friday	Jasper**	Home	7:30
November 1	Friday	Hamshire-Fannett** (SR)	Home	7:30
November 8	Friday	Silsbee**	Away	7:30

*Scrimmage ** District Game (HC)- Homecoming (SR)-Senior Night

Lady Trojans hope to make season even longer

2024 Lady Trojan Volleyball Schedule

Date	Opponent	Location	Time	Teams
8/9	Goodrich	Coldspring	1 pm	F/JV/V
8/12	Iola	Iola	3 pm	F/JV/V
8/15-17	Fairfield Tourn	Fairfield	TBD	Varsity
8/20	Shepherd	Shepherd	4:30 pm	F/JV/V
8/22-24	Tarkington Tourn	Tarkington	TBD	Varsity
8/27	Livingston	Coldspring	4:30pm	F/JV/V
8/29-8/31	Hudson Tourn	Hudson	TBD	Varsity
9/3	Grapeland	Coldspring	4:30 pm	F/JV/V
9/6	Silsbee	Coldspring	5 pm	Varsity
9/10	St. Joseph's	St. Joseph's	4 pm	F/JV/V
9/13	OPEN			
9/17	Hempstead	Hempstead	5 pm	JV/V
9/19-21	Tark JV Tourn	Tarkington	TBD	JV
9/20	Alpha Omega	Alpha Omega	4 pm	V/JV
9/24	Diboll	Coldspring	4:30 pm	F/JV/V
9/27	New Waverly*	New Waverly	4:30 pm	V/JV/F
10/1	Crockett*	Crockett	5 pm	F/JV/V
10/4	Onalaska*	Onalaska	4:30 pm	V/JV/F
10/8	Trinity* **	Coldspring	5 pm	F/JV/V
10/11	Anderson*	Coldspring	4:30 pm	V/JV/F
10/15	New Waverly*	Coldspring	5 pm	F/JV/V
10/18	Crockett*	Coldspring	4:30 pm	V/JV/F
10/22	Onalaska* ***	Coldspring	5 pm	F/JV/V
10/25	Trinity*	Trinity	4:30 pm	V/JV/F
10/29	Anderson*	Anderson	5 pm	F/JV/V

By Tony Farkas
news@sanjacnews.com

COLDSRING — In 2023, the first time in more than 20 years, the Lady Trojans made the volleyball playoffs.

Because of that, enthusiasm is up, and Head Coach Dwain Anderson said there is lots of excitement as well as people who want to help the team achieve its goal, which is to improve on last year's run.

"Everyone wants to be part of this, and a lot of that is due to the success we had last year," he said. "We broke the seal and gave everyone a sense of wanting to participate."

Anderson said that at a minimum, they hope to make it to the second round of playoffs this year; however, it could be tough since they lost some key seniors.

"We have a great young squad, we have our highest numbers of kids trying out, and there's 33 girls in the program," Anderson

said. "It's been all excitement since we started this year; everyone is itching to go."

To help with the attempt, several returning squad members assumed leadership roles. Anderson said Ella Phillips, a senior middle hitter, is emerging as leader, as well as Cali Crowder, a junior stepping into a setter role.

Additionally, Ashlynn Holley, junior outside hitter, and Keke Nixon, senior outside hitter, are stepping up as team leaders.

Anderson said Ella Phillips is a four-year player, but the rest have been varsity players since they got into program.

With the new UIL alignments, Anderson said that the Anderson-Shiro Lady Owls still will be a challenge, and New Waverly had a good young team last year and usually is tough.

"We want everyone to get our best because they will be giving theirs," he said.



The Coldspring-Oakhurst volleyball team recently won the consolation championship in the Fairfield Volleyball Tournament. COURTESY PHOTO

2024 LADY PIRATES VOLLEYBALL

Aug. 9	Fri	vs.	Onalaska Scrimmage	JV/V	4:30
Aug. 10	Sat	@	Cleveland Scrimmage	JV/V	10:00 AM
Aug. 13	Tue	@	Corrigan	JV/V	4:30 PM
Aug. 15 & 17	Thur & Sat	@	Navasota Tournament	V	TBD
Aug. 16	Fri		OPEN		
Aug. 20	Tue	vs.	Coldspring	F/JV/V	4:30 PM
Aug. 23	Fri	vs.	Cleveland	V/JV	4:30 PM
Aug. 27	Tue	@	Trinity	JV/V	4:30 PM
Aug. 29 & 31	Thur - Sat	@	Hudson Tournament	V	TBD
Aug. 30	Fri	@	Goodrich	JV	4:30 PM
Sep. 3	Tue	vs.	Colmesneil	JV/V	5:00 PM
Sep. 5 & 7	Thur & Sat	@	Corrigan Tournament	JV	TBD
Sep. 6	Fri	vs	Corrigan	V	5:00 PM
Sep. 10	Tue	vs.	Livingston	JV/V	4:30 PM
Sep. 13	Fri		OFF		
Sep. 17	Tue	@	Tarkington	JV/V	4:30 PM
Sep. 20	Fri	vs	Huffman	V/JV	4:30 PM
Sep. 24	Tue	vs	Liberty	JV/V	4:30 PM
Sep. 27	Fri	@	Hamshire-Fannett	V/JV	4:30 PM
Oct. 1	Tue		BYE		
Oct. 4	Fri	@	Hardin Jefferson	V/JV	4:30 PM
Oct. 8	Tue	@	Livingston	JV/V	4:30 PM
Oct. 11	Fri	vs	Tarkington	V/JV	4:30 PM
Oct. 15	Tue	@	Huffman	JV/V	4:30 PM
Oct. 18	Fri	@	Liberty	V/JV	4:30 PM
Oct. 22	Tue	vs	Hamshire-Fannett	JV/V	4:30 PM
Oct. 25	Fri		BYE		
Oct. 29	Tue	vs	Hardin Jefferson	JV/V	6:30 PM

Shepherd splits in week's efforts

By Charles Ballard
SJNT correspondent

The Lady Pirates downed Cleveland in a three-set match on Friday but lost to county rival Coldspring 3-0 on Aug. 20.

Friday's scores were 25-21, Set 2: 25-12, Set 3: 25-22.

Callie Dean had 6 kill shots in the win, Jazilyn Richardson had 2, and Nevaeh Murphy and Abbey Anderson each had 1.

Shepherd fell to the Lady

Trojans in the Aug. 20 game in three sets.

Coldspring Head Coach Dwain Anderson said, "The girls are pretty close to having what we need for the year. We are looking to finish first in district and then advance to the playoffs."

The games went very fast for the overall. Both teams played very well and never gave up.

Coldspring took the first 25-18, the second 25-19

and the third was clearly the Coldspring Lady Trojans with a final set score of 25-11.

There were 13 kill shots offered up by the Lady Pirates, lead by Callie Dean with 6. Callie Dean, Jazilyn Richardson, Nevaeh Murphy, Aviana Patterson and Chloe Fuller each had 6 digs.



Callie Deen of Shepherd (left) and Tess Phillips of Coldspring (right) are ready to serve up aces. PHOTOS BY CHARLES BALLARD



Kountze struggles against Pirates

By Charles Ballard
SJNT correspondent

SHEPHERD — Shepherd hosted the Kountze Lions in the last of two scrimmages of the new football season and was awarded with a successful outing.

The Lions were not in tune with the Shepherd Pirates and did not have an answer for the explosive offense or strong defense. The Pirates held the Kountze offense to a minimum of snaps during the live section of the scrimmage.

On the other side, the Pirates offense was able to use the duo of Landen Dellinger and Preston Stephens to post rushing yardage at will.

Dellinger, with a full year of experience, was able to hit his receivers on the run with precision.

When the Lions started keying on the running backs, the Pirates had other tricks in the play book that contributed to post yardage. Shepherd was able to keep the Lions guessing as what the next play was going to be.

Head Coach and Athletic Director of Shepherd, Miles Robison, said, "I thought kids played hard. I was definitely proud of our defensive and offensive lines. We still are working on creating some depth at certain positions."

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- Jason Garrett was NFL Coach of the ___ in 2016
- Tahoka is seat of this county
- TX V.T. Hamlin comic: "Alley ___"
- general uneasiness
- regretted
- TXism: "useless as ___ a sow"
- TXism: "___ hill for a stepper" (simple)
- TX Howard Hughes was a billion ___
- hosp. imaging tech. ___ chair (sits)
- Texas legendary pitcher for teams in 1-across
- star of Texas-based film "Hud" (init.)
- women of ill repute in early Texas: "___ angels"
- Ciudad Miguel Aleman is across from this Texas city
- Texas-filmed "The ___ of Heaven"
- TXism: "get ___ (prepare)"
- throwing weapon
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- Hamiltons (money)

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- Seymour's county
- Clint Black tune: "Where ___ Now"
- 2nd husband of Texas-born Robin Wright (2 wds.)
- "___ your keep"
- first female governor "___" Ferguson
- TXism: "short ___ eyebrow"
- wild animal den
- TXism: "sounds like ___ axle" (bad singer)
- perfect examples
- it's used to speak without words (abbr.)
- this Myers designed the Texas State Capitol (init.)
- TXism: "dumb as a ___"
- children whose parents are dead
- Cowboy Haley's other team: Forty-___
- Glenn of 1941 film "Texas" (init.)
- Lake ___ Hubbard
- ___ sided victory (rout)
- most sad
- TXism: "___ your head for something besides a hat rack"
- dove sound
- TXism: "plain ___ on a mule"
- former annual music event in Corpus Christi: "Bay ___"
- "___ and rave"
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People can count on me.
 TRUE FALSE

I am loyal to my friends and family.
 TRUE FALSE

I keep the promises I make.
 TRUE FALSE

I am a trustworthy person because:

TRUST

Trust is a building block to good friendships. Trust is believing a person will keep their promises.



What Trust Looks Like

When a person is kind to you, especially when you're having a rough day.

When you know a person will do what they said they were going to do.

When a person takes care of something you loan to them.

When you can believe what a person says to you.

Trust Walk

Partner with a friend or family member to take a walk.

One person closes their eyes or wears a blindfold.

Holding hands, the person with open eyes takes their partner on a walk.

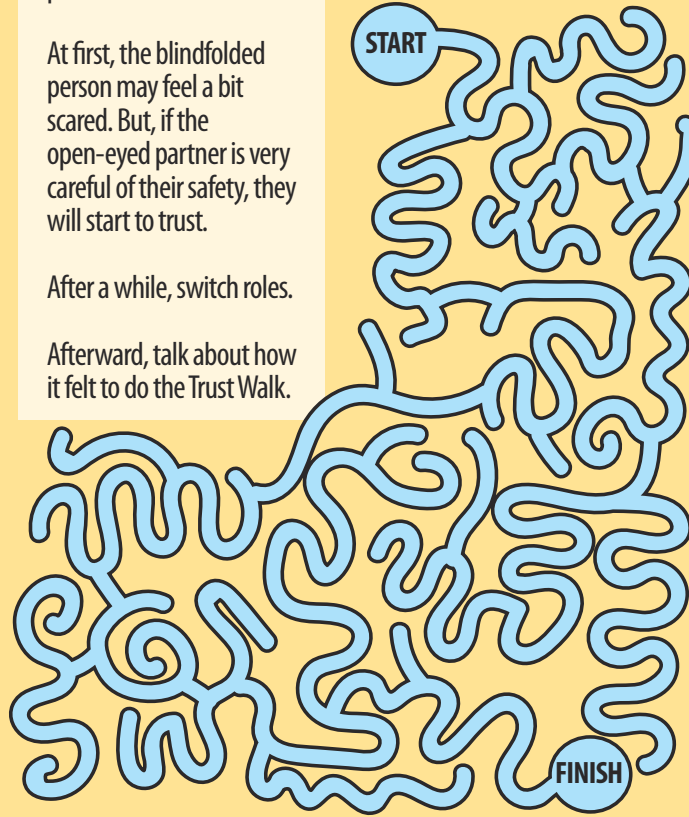
At first, the blindfolded person may feel a bit scared. But, if the open-eyed partner is very careful of their safety, they will start to trust.

After a while, switch roles.

Afterward, talk about how it felt to do the Trust Walk.



Help Ben guide his blindfolded partner, Jacob, through the maze!



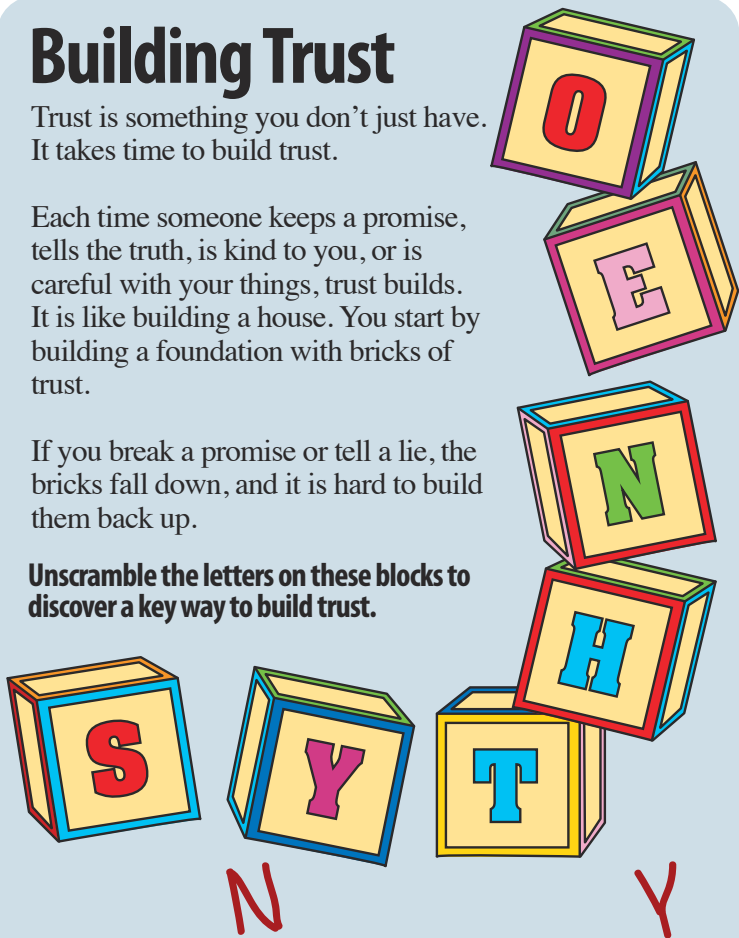
Building Trust

Trust is something you don't just have. It takes time to build trust.

Each time someone keeps a promise, tells the truth, is kind to you, or is careful with your things, trust builds. It is like building a house. You start by building a foundation with bricks of trust.

If you break a promise or tell a lie, the bricks fall down, and it is hard to build them back up.

Unscramble the letters on these blocks to discover a key way to build trust.



Standards Link: Language Arts: Spell grade-level words correctly.

Trustworthiness

Read the sentences. Finish each one with an answer that shows trustworthiness.

Juan heard a bad rumor about Sarah. Juan should _____

Tomas found \$10 in the gym. Tomas should _____

Sasha found Maria's diary. Sasha should _____

Extra! Extra! Trusty Words

Select a person or a character in a book that you trust. Look through the newspaper for five words that describe that person or character. Use these words to write about why you trust them.

Standards Link: Language arts: Identify and use adjectives.

FREE DOWNLOAD: KID SCOOP TEACHER ACTIVITY PACK!

With hundreds of topics, every Kid Scoop printable activity pack features six-to-seven pages of high-interest extra learning activities for home and school! Get your free sample today at:

kidscoop.com/activity-pages/

Kid Scoop VOCABULARY BUILDERS

This week's word: **TRUST**

The noun **trust** means a belief in the strength or truth of a person or thing.

I knew I could **trust** Kevin to return my library books for me on time.

Try to use the word **trust** in a sentence today when talking with your friends and family members.

Kid Scoop Puzzler

Mirror Image

Face a partner. One person will be the "mirror," and the other will be the person looking into the mirror.

The mirror follows the movements of the person

looking into it as best as they can. After a few minutes, switch roles.

Talk about how the mirror and the person looking into it could help each other.



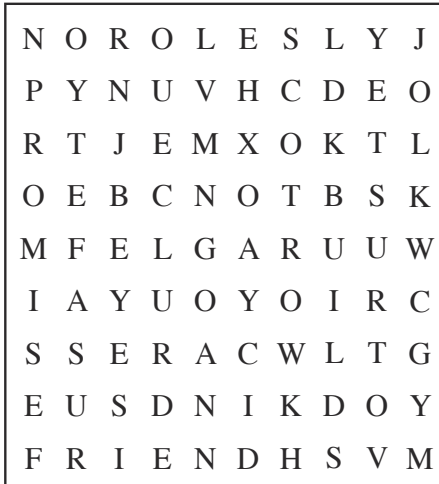
How many differences can you find between these two friends playing the mirror game?

Standards Link: Reading Comprehension: Follow simple written directions.

Double Double Word Search

- BLOCKS
- BUILDS
- CARES
- EYES
- FRIEND
- GOOD
- KIND
- LOAN
- ONE
- PROMISE
- ROLES
- RUMOR
- SAFETY
- TRUST
- YOU

Find the words in the puzzle. How many of them can you find on this page?



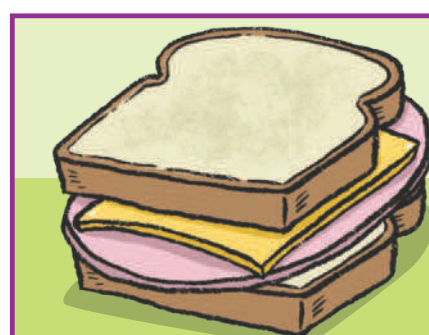
Standards Link: Letter sequencing. Recognize identical words. Skim and scan reading. Recall spelling patterns.

FROM THE Kid Scoop LESSON LIBRARY

Trustworthy Business

Look through the advertisements in your local newspaper, and select a business that you trust. Write a letter to the editor telling the community why you trust this business.

Standards Link: Language Arts: Write in a variety of genres.



Why is it so difficult to trust a sandwich?

ANSWER: Because they're often full of baloney!

Write On!

Trust Me!

Write about a time you kept an important promise to someone.



Brad Elrod

Attorney At Law

130 S. Charlton St., Woodville, TX 75979
409.283.8288 | elrodlawtx.com



Legal/Public Notices

Estate of Howard Thomas Gray

THE STATE OF TEXAS CITATION BY PUBLICATION CAUSE NO. P2024-3 THE ESTATE OF HOWARD THOMAS GRAY TO ALL UNKNOWN OR MISSING HEIRS OF THE ESTATE OF HOWARD THOMAS GRAY, DECEASED HAROON RAFATI, filed in the San Jacinto County Court of San Jacinto County, Texas, January 10, 2024 an APPLICATION TO DETERMINE HEIRSHIP, APPLICATION FOR INDEPENDENT ADMINISTRATION BY AGREEMENT AND FOR LETTERS OF INDEPENDENT ADMINISTRATION, requesting that the Court determine who are the heirs and only heirs of HOWARD THOMAS GRAY, Deceased, and their respective shares and interests in said estate. The Court may act on said Application and any opposition at any call of the docket on or after 10 o'clock A.M. on the first Monday next after the expiration of ten days from date of publication of this citation, at the

San Jacinto County Courthouse located at 1 State Highway 150, Coldspring, Texas 77331 in San Jacinto County, Texas. All UNKNOWN OR MISSING HEIRS of this estate are hereby cited to appear before said Honorable Court by filing a written contest or answer to said Application before the above stated time and date should you desire to do so. To ensure its consideration, you or your attorney must file any contest, objection, intervention, or response in writing with the County Clerk of San Jacinto County, Texas, on or before the above noted date and time. Given under my hand and the seal of said Court at office in Coldspring, Texas, on August 21, 2024. Dawn Wright, County Clerk, San Jacinto County, 1 State Highway 150 Room 2, Coldspring, Texas 77331. By: Jessica Swords, Deputy /S/ Applicant's Attorney, Haroon Rafati, 7106 Glen Rosa Dr., Katy, Texas 77494, (P) 210-573-3123, Email: Haroon@RafatiLaw.com.

Trinity River Authority accepting bids for slide repair

LEGAL NOTICE As authorized by V.T.C.A. 8280-188, the Trinity River Authority of Texas (TRA) hereby gives notice of its intention to receive bids for the following: The Trinity River Authority (AUTHORITY) Lake Livingston Project (LLP) is soliciting bids for slide repair on the earthen embankment of Lake Livingston dam. Bid Packets and project specifics can be obtained through contact of Rick Davis at Lake Livingston Dam Office. A pre-bid walk through will be held Thursday, August 29 at 10:00 am. Sealed bids will be received by the Assistant Project Manager of Operations, Lake Livingston Project, until 2:00 P.M., on Thursday, September 19, 2023, at the Trinity River Authority of Texas, Lake Livingston Project Office, P.O. Box 360, Livingston, TX 77351, such office located at 5170 South FM 1988, at the dam site, at which time and place the bids will be publicly opened and read. Any bids received after 2:00 P.M. that

date will remain unopened. Bids which do not present the fair market value of the work to be accomplished may be rejected. All bids must comply with all applicable laws and regulations. The Authority welcomes bids from Disadvantaged Business Enterprises. Contractors and suppliers submitting bids shall encourage Disadvantaged Business Enterprises to participate in the performance of the Contract. To obtain specifications, a bidding form or any additional information, please write or call Mr. Rick Davis, Assistant Project Manager of Operations, Lake Livingston Project, P.O. Box 360, Livingston, Texas 77351, (936) 365-2292. Any changes in the specifications will be in the form of a written addendum issued to all holders of the specifications. No addenda will be issued later than three days prior to the bid opening date. The Trinity River Authority reserves the right to reject any or all bids and to waive any or all formalities.

Estate of Barbara Maye Gundermann

NOTICE TO CREDITORS Notice is hereby given that original Letters Testamentary for the estate of BARBARA MAYE GUNDERMANN, Deceased, were issued on August 13, 2024, under docket number P2024-72, pending in the County Court of San Jacinto County, Texas to DAVID MICHAEL SPEARS, Independent Executor. Claims may be presented in care of the attorney for the estate addressed as follows:

Kerry C. Hagan, Attorney at Law. The Estate of BARBARA MAYE GUNDERMANN, Deceased. 90 Live Oak Street, Coldspring, Texas 77331. All persons having claims against this estate, which is currently be administered, are required to present them within the time and in the manner prescribed by law. Dated this 21st day of August, 2024. By Kerry Carl Hagan, Attorney at Law, Attorney for the Applicant.

City of Shepherd public hearing September 9

The City of Shepherd will hold a Public Hearing at 6:30pm on September 9, 2024, to discuss the proposed 2024 tax rate to remain .16442 per/\$100.00 and the 24-

25 FY Budgets including the Economic Development Corporation at 28 N. Liberty, Shepherd Texas.

Estate of Barbara Maye Gundermann

ADVERTISEMENT AND INVITATION FOR BIDS The City of Coldspring will receive bids for Pea Patch Lift Station Improvements (ARPA-CLFRF) until 11:00 AM on September 28, 2024 at City Hall located at 14211 S.H. 150, Coldspring, Texas 77331. The bids will be publicly opened and read aloud at this location. Bids are invited for several items and quantities of work as follows: 1. Removal of existing submersible pumps / motors and related appurtenances. 2. Provide and construct two (2) new submersible pumps / motors / controls / power wiring and lifting rails with related improvements. 3. Removal and relocation of the existing standby power generator. 4. Provide and construct a new three (s) phase standby diesel electrical power generator with matching automatic transfer switch and related electrical improvements. Bid/Contract Documents, including Drawings and Technical Specifications are on file at GLS, 1609 South Chestnut, Suite 202, Lufkin, TX 75901. Bid/Contract Documents, including Drawings and Technical Specifications are on file and may be reviewed at GLS, 1609 S. Chestnut, Suite 202, Lufkin, Texas 75901 (936) 637-4900. Bid/Contract Documents may be viewed and downloaded free of charge (with the option to purchase hard copies) at www.civcastusa.com. A bid bond in the amount of 5 percent of the bid issued by an acceptable

surety shall be submitted with each bid [for those contracts that exceed \$100,000]. A certified check or bank draft payable to City of Coldspring or negotiable U.S. Government Bonds (as par value) may be submitted in lieu of the Bid Bond. Attention is called to the fact that not less than, the federally determined prevailing (Davis-Bacon and Related Acts) wage rate, as issued by the Texas Department of Agriculture Office of Rural Affairs and contained in the contract documents, must be paid on this project. In addition, the successful bidder must ensure that employees and applicants for employment are not discriminated against because of race, color, religion, sex, sexual identity, gender identity, or national origin. City of Coldspring reserves the right to reject any or all bids or to waive any informalities in the bidding. Bids may be held by City of Coldspring for a period not to exceed 30 days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to the contract award. All contractors/subcontractors who's System for Award Management (SAM.gov) registration is not active or that are debarred, suspended or otherwise excluded from or ineligible for participation on federal assistance programs may not undertake any activity in part or in full under this project. City of Coldspring, John Benestante, Mayor, August 21, 2024.

Estate of Jo Nan Rogers

NOTICE TO CREDITORS Notice is hereby given that original Letters Testamentary for the estate of JO NAN ROGERS, Deceased, were issued on August 13, 2024, under docket number P2024-75, pending in the County Court of San Jacinto County, Texas to QUINTIN LEE SHIPMAN, Independent Executor. Claims may be presented in care of the attorney for the estate addressed as follows: Kerry C. Hagan Attorney at Law.

The Estate of JO NAN ROGERS, Deceased. 90 Live Oak Street, Coldspring, Texas 77331. All persons having claims against this estate, which is currently be administered, are required to present them within the time and in the manner prescribed by law. Dated this 21st day of August, 2024. By Kerry Carl Hagan, Attorney at Law, Attorney for the Applicant.

Estate of Richard Alvin Funderburk

NOTICE TO CREDITORS Notice is hereby given that original Letters of Administration for the estate of RICHARD ALVIN FUNDERBURK, were issued on August 13, 2024, under docket number P2024-52, pending in the County Court of San Jacinto County, Texas to NICHOLAS DANIEL FUNDERBURK, Dependent Administrator. Claims may be presented in care of the attorney for the estate addressed

as follows: Kerry C. Hagan, Attorney at Law. The Estate of RICHARD ALVIN FUNDERBURK, Deceased.. 90 Live Oak Street, Coldspring, Texas 77331. All persons having claims against this estate, which is currently be administered, are required to present them within the time and in the manner prescribed by law. Dated this 21st day of August, 2024. By Kerry Carl Hagan, Attorney at Law, Attorney for the Applicant

Estate of Jimmy Dwayne Oakley

THE STATE OF TEXAS CITATION BY PUBLICATION CAUSE NO. P2024-91 THE ESTATE OF JIMMY DWAYNE OAKLEY TO ALL UNKNOWN OR MISSING HEIRS OF THE ESTATE OF JIMMY DWAYNE OAKLEY, DECEASED. MELISSA JOANN OAKLEY, filed in the San Jacinto County Court of San Jacinto County, Texas, August 20, 2024 an APPLICATION FOR LETTERS OF INDEPENDENT ADMINISTRATION AND FOR WAIVER OF BOND PURSUANT TO TEXAS ESTATES CODE SECTION 401.003(a) AND 401.005 AND APPLICATION TO DETERMINE HEIRSHIP, requesting that the Court determine who are the heirs and only heirs of JIMMY DWAYNE OAKLEY, Deceased, and their respective shares and interests in said estate. The Court may act on said Application and any opposition at any call of the docket on or after 10 o'clock A.M. on the first Monday next after the expiration of ten days from date of publication of this citation, at the San Jacinto County

Courthouse located at 1 State Highway 150, Coldspring, Texas 77331 in San Jacinto County, Texas. All UNKNOWN OR MISSING HEIRS of this estate are hereby cited to appear before said Honorable Court by filing a written contest or answer to said Application before the above stated time and date should you desire to do so. To ensure its consideration, you or your attorney must file any contest, objection, intervention, or response in writing with the County Clerk of San Jacinto County, Texas, on or before the above noted date and time. Given under my hand and the seal of said Court at office in Coldspring, Texas, on August 21, 2024. Dawn Wright, County Clerk, San Jacinto County, 1 State Highway 150 Room 2, Coldspring, Texas 77331. By: Jessica Swords, Deputy /S/, Applicant's Attorney, Monica Schulz Orlando, 3200 Southwest Freeway #2200, Houston, Texas 77027. (P) 713-521-0221, (F) 713-521-3242, Email: morlando@sjrm.com.

San Jacinto County auditors compensation hearing

SAN JACINTO COUNTY LEGAL NOTICE NOTICE OF HEARING ON PROPOSED ANNUAL COMPENSATION FOR COUNTY AUDITOR, AUDITOR'S ASSISTANTS AND PROPOSED COUNTY AUDITOR BUDGET Notice is hereby given that the Board of District Judges of San Jacinto County, Texas will conduct a public hearing at 8:30 A.M. on the 12th of September, 2024, in the San Jacinto County

Courthouse Annex, Justice of the Peace, Pct. 1 Court Room, located at 111 State Hwy 150, Room A2 Coldspring, Texas 77331. The purpose of the public hearing is: 1. To receive public comment on the proposed budget for the County Auditor's Department for the budget year ending September 30th, 2025, and 2. To set annual compensation for the County Auditors and set the budget for the Department listed above.

City of Shepherd Property Tax Notice

Small Taxing Unit Notice The CITY OF SHEPHERD will hold a meeting at 6:30 PM on September 9, 2024 at 28 N LIBERTY, SHEPHERD TX 77331-COUNCIL CHAMBERS to consider adopting a proposed tax rate for tax year 2024. The proposed tax rate is \$0.16442 per \$100 of value. The proposed tax rate would increase total taxes in CITY OF SHEPHERD by 9.37%. Visit Texas.gov/Property Taxes to

find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property. The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

NOTICE OF 2024-2025 PROPOSED SALARIES FOR SAN JACINTO COUNTY ELECTED OFFICIALS

In accordance with Vernons' Texas Codes Annotated -Local Government Code, Chapter 152, Sect. 152.013(b)(1), notice is hereby given of the San Jacinto County Elected Officials' Salaries which have been included in the 2024-2025 Proposed Budget.

Official	Position	2023-2024	2024-2025	2024-2025
		Salary	Proposed Salary	
FRITZ FAULKNER	COUNTY JUDGE	\$61,500.58	\$61,500.58	\$395.00
LADDIE MCANALLY	COMMISSIONER, PCT 1	\$61,498.56	\$61,498.56	\$470.00
DONNY MARRS	COMMISSIONER, PCT 2	\$61,498.56	\$61,498.56	\$830.00
DAVID BRANDON	COMMISSIONER, PCT 3	\$61,498.56	\$61,498.56	\$430.00
MARK NETTUNO	COMMISSIONER, PCT 4	\$61,498.56	\$61,498.56	\$1,070.00
DAWN WRIGHT	COUNTY CLERK	\$61,498.56	\$61,498.56	\$590.00
TAMMY CURRIE	DISTRICT CLERK	\$61,498.56	\$61,498.56	\$670.00
DIANNA BAILEY	TREASURER	\$61,498.56	\$61,498.56	\$875.00
BETTY DAVIS	TAX ACC/COLLECTOR	\$61,498.56	\$61,498.56	\$355.00
GREG CAPERS	SHERIFF	\$75,000.00	\$75,000.00	\$600.00
CHRISTINA MCGEE	JP, PCT 1	\$46,460.38	\$46,460.38	\$350.00
HARRIS BLANCHETTE	JP, PCT 2	\$46,460.38	\$46,460.38	\$1,440.00
RANDY ELLISOR	JP, PCT 3	\$46,460.38	\$46,460.38	\$1,560.00
KIM WEBB	JP, PCT 4	\$46,460.38	\$46,460.38	\$0
ROY ROGERS	CONST., PCT 1	\$45,898.92	\$45,898.92	\$710.00
RAY ATCHLEY	CONST., PCT 2	\$45,898.92	\$45,898.92	\$0
SAM HOUSTON	CONST., PCT 3	\$45,898.92	\$45,898.92	\$710.00
BRIAN COSME	CONST., PCT 4	\$45,898.92	\$45,898.92	\$840.00

Legal Notices get noticed in the San Jacinto News-Times. Also, all notices are searchable online - locally and statewide. Go to easttexasnews.com

CLASSIFIEDS

We've Got You Covered in 4 Counties!
San Jacinto | Trinity | Tyler | Polk

Policy

PLEASE CHECK your ad the first day it appears. We will correct any error as quickly as possible. However, we cannot be responsible for errors beyond the first day of publication day. TO PLACE your classified ad in the San Jacinto News-Times call (936) 327-4357 ext. 1002.

POLK COUNTY SPCA urges everyone to do their part to control the pet population in Polk County. Have your pets spayed and neutered to avoid dealing with unwanted puppies and kittens. To adopt a pet, come by SPCA at 802 South Houston, corner of Mary St. and Hwy. 146 or call (936) 755-3020. (1-tfn-nc-PCE)

Kids Free Clothing Exchange is a non-profit organization providing free, gently used clothing for children ages 0-18 years of age living in Polk and the other 6 surrounding counties of Lake Livingston. Donations of new and gently used clothing are appreciated. We are in Onalaska, Hwy 190 at 3186. Open Friday and Saturday, 10-3. Kfceonalaskatx.com (49-tfn-nc-PCE)

CHRISTINE'S PLACE Resale Shop accepts donations and is open M-F, 501 W. Bluff in Woodville. 409-331-9939. www.westrengthfamilies.org. (1-tfn-nc-TCB)

Deer Hunters

DEER HUNTERS WANTED: Have camp with power and water, Tyler County. Call 409-356-5767, leave message. (35-4t-cc-TCB)

Auctions & Sales

Call or Come by Today
Livingston
Senior Citizens
Country Store
1310 North Houston
Open 8:00 am - 1:00 pm
Weekdays
Open during noon hour

Come by for bargains anytime
(1-tfn-nc-PCE)

A BOOKSTORE FOR CHARITY is located inside the Tyler County Booster newspaper office located at 205 W. Bluff in Woodville. All books are 25 cents each, or fill a bag for \$2. All proceeds benefit Tyler County non profits. Come shop with us for a good cause. (2-tfn-nc-TCB)

Yard Sale
Friday-Saturday
Aug. 30th-31
8am-3pm
213 E Peterson Lp
Livingston
Vinyl albums, CDs, DVDs, jewelry, dog/cat items, glassware, accessories, sheets/bedding, clothes and much more!
(34-2t-nc-PCE)

INDOOR SALE Thursday-Saturday, August 22nd-24th, 9am-5pm 70 Magnolia Place, Coldspring. Contents of a 3-bedroom 1-bath home. Everything must go!
(34-1t-cc-SJNT)

YARD SALE Wednesday-Saturday, August 28th-31st 9am-5pm, 3973 US 59 North, Livingston. (34-2t-cc-PCE)

Free

FREE - Coats for Kids is no longer open on a regular schedule, but if you are in need of a coat for your child, you can contact FBC Office at 409-283-2588. Someone will then contact you and arrange to meet you at the House of Hope to help you get a coat. (4-3t-nc-TCB)

Work Wanted

HARD WORKING TYLER COUNTY WOMAN, Landscaping, fence line clearing, painting, clean out flower beds, any outdoor jobs. Christal-409-224-5293. (31-tfn-p-TCB)

Fenced Yard or Field Stump Grinding
Remote Controlled Precision Work
Any Size or Amount Insured
Free Estimates
David Holley
936-433-2371
(1-tfn-nc-PCE)

Home Repair Specialist

Can repair any type of siding, piers, decks, stairs, ramps, and hurricane and weather damages. Can install windows, doors, ceiling fans, and flooring. Can build pergolas and room additions.
No job too big or too small
Call 903-330-9011 (ask for Jerry)
(32-4t-cc-PCE)

HOKE STUMP Grinding- No job too large or too small. Call (936)295-6089 or (936) 581-3781. Trinity, TX. (11-tfn-b-TCNS)

Vickery Dirt

Dirt, Clay, Sand
Free Delivery
Rock, Dozer Work, Land Clearing, Tractor Work, Driveways, House Pads
www.vickerydirt.com

936-329-4159

Vickery Propane

Tanks & Service
936-327-HEAT
(50-tfn-b-PCE)

LLOYD'S REMODELING located in Tyler County (Serving all areas) Add-ons, decks, metal roofs, cabinets, piers, docks, and boat houses. No job too small. Call 409-429-6164. (1-tfn-b-TCB)

Work Wanted

TLC
Toole's Lawn Care & Landscaping
*Drainage
*Retaining Walls
*Residential *Commercial
Year round full service maintenance- design, build & install flower beds, hydroseeding.
Fully Insured
Tree Removal, Irrigation
Livingston, TX
936-646-2661
(1-tfn-b-PCE)

Field's Paint Contracting
PROFESSIONALS
*Commercial & Residential Painting
*Commercial & Residential Building Restoration
Free Estimates
INSURED
40+ Years Experience
DAVID FIELDS/OWNER
936-933-7454
www.fieldspaintcontracting.com
(34-12-cc-PCE)

Lester Bros. Tree Service
Trimming, Top Removal, Haul Off, Tractor Work. Now accepting credit cards.
Call for Free Estimate
Insured
25 yrs experience
936-223-9265
or
936-365-4955
Livingston, TX
(23-tfn-b-PCE)

WILSON SERVICES, Barb Wire, Ranch Fences, Field Fences, Corral Fences, and much more. 936-581-5199 (35-1t-pp-TCB)

I WILL clean out your garage, barn, old building and/or haul off your old junk like cars, trucks, tractors, etc. (936)328-1679. (31-4t-pd-PCE)

S & L Tree Service
Tree removal, clean up, stump grinding
New bucket truck
Fully insured
Serving the local and surrounding areas
Call Richard
832-401-4081
(2-tfn-b-PCE)

AMTEK
House Leveling
Leveling-
Water leveling-
Beams- Pylons
Concrete Blocks
Roof Covers- Decks- Floors
Senior Citizen Discount
Serving the Lake Livingston and Tyler County areas
936-328-1434
(1-tfn-b-PCE)

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Get a Standard Warranty of **7 YEARS** \$849 Value
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BRIGGS-STRATTON ENERGY SOLUTIONS

NEED EXTRA CASH !!! ???
I BUY RVs & MOBILE HOMES
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Goosenecks • Bumper Pulls
In Any Area!!! Any Condition!!!
Old/New !!! Dirty or Clean !!!
I PAY CASH 956-466-7001
No Title - No Problem - We Can Apply For One
ANR Enterprises

WE BUY OIL, GAS, & MINERAL RIGHTS
Both non-producing and producing including Non-Participating Royalty Interest (NPRI)
Provide us your desired price for an offer evaluation.
CALL TODAY: 806.620.1422
LOBO MINERALS, LLC
PO Box 1800 • Lubbock, TX 79408-1800
LoboMineralsLLC@gmail.com

Work Wanted

Vickery Lawn Service
*Stump Grinding
*Land Mulching
*Land Clearing
*Tractor Work
*Driveways
Fully Insured
936-329-1653
Livingston, TX
(1-tfn-b-PCE)

Plumas House Leveling w/Water Level & Concrete
20 Yrs Exp, Senior Citizen Discount
Insured
936-433-6304
if no answer call for aptt
Livingston, TX
936-513-0783
(1-tfn-b-PCE)

Cleaning Services

S & S Cleaning and Maintenance
Residential Commercial Construction
936-714-6226
(32-tfn-b-PCE)

DAVID NORTON TIRE CENTER, Woodville, TX is accepting applications for a mechanic. Apply in person, 1116 S. Magnolia. (46-tfn-b-TCB)

INDIVIDUAL NEEDED for general yard work and maintenance, no mowing, part-time. Call (936)327-5109. (33-1t-cc-PCE)

NOW HIRING; Local cleaning company looking for new hires, must have your own transportation and be reliable. Call or text (936) 714-6226. (33-4-pd-PCE)

Pets & Supplies
THREE MONTH old kittens, vaccinated and dewormed. Free to good home(s). (936)327-0014. (32-tfn-nc-PCE)

TWO MONTH old puppies, they look like lab mix. Free to good home(s). (34-2t-nc-PCE)

For Sale
FOR SALE Set of 4 20" rims and low profile tires. Fits 2016 Buick Regal or comparable. \$300 for all. 409-594-7408. (2-tfn-nc-TCB)

SQUARE BALES of sprayed, fertilized Jiggs hay in a barn, Livingston, (281)830-2810. (30-6t-cc-PCE)

70x12' MOBILE HOME, 3BD, two hallways, kitchen, dining room, antique window bars. Call 409-489-8095. (34-2t-p-TCB)

98 MUSTANG SVT Limited Convertible, \$11,500.00 OBO. Tigerkits68@gmail.com. Cash only, 5 speed, (34-2t-pp-TCB)

LAND FOR SALE, 6.8 Acres, 5 minutes from town, Woodville. \$7,000 per acre. Call 409-719-8888. (34-4t-p-TCB)

Rentals
1-BEDROOM HOME available for rent in Leggett, DIRECTV/water/trash pick-up included \$600/month plus deposit Call (832)277-3737. (49-tfn-cc-PCE)

2-BEDROOM home with lake view in Indian Hills, Livingston, large yard, \$810/month. For info call (409)256-8365 (31-6t-cc-PCE)

3-BEDROOM 1-BATH in Livingston, washer/dryer connections, central air/heat, \$900/month plus deposit. Call (936)223-4609. (24-2t-cc-PCE)

Employment/Medical

TYLER COUNTY HOSPITAL
OPEN POSITIONS
LVN-Med Surg. Nights-FT
RN ED Nights-FT
Clinic Medical Assistant/LVN-FT
Environmental Services Technician-FT
Administrative Assistant School-FT
Admissions Clerk-PRN
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Supplement to



REAL ESTATE GUIDE

Lake Livingston Area



MLS#4180025 - This well-maintained Log Home features an inviting interior with high ceilings and large windows, flooding the spacious floor plan with natural light. 3 bedroom 2.5 bath with 1,660 SF of living space inside makes for an oasis of peace and relaxation. Situated on a generous .75 acres total, the property offers canal front, stunning views and plenty of room to make it your own. Enjoy the outdoor lifestyle with a large covered back porch with double glass sliding doors connected to the kitchen/dining area, ideal for outdoor living and hosting. Enjoy your morning cup of coffee on the open, covered front porch. Complete with a 2-car detached garage, this serene retreat is situated in a peaceful Lake Livingston neighborhood. Waterfront living at its best. This home has been slightly lived in as the owners use it as a vacation/weekend get-away home that's barely been used **\$390,000**



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REDUCED

Pristine home in beautiful Westwood Shores on Lake Livingston! This Lakefront home has been updated to the point that it looks brand new! You are going to love the high ceilings, open concept living, kitchen, and breakfast room. Home overlooks the lake. Water views from breakfast nook, living, and primary suite. Primary bath has separate vanities, a fabulous walk in closet, linen closet, and wonderful walk in shower! Living has a fireplace. There is a 5th BR/office, formal dining, and 3 guest rooms - 2 with direct access to the guest bath. Tons of closet space. Granite countertops. 3 car garage with bonus man cave/she shack, and an RV port. Too much to list here. See photos for more details! Many more amenities such as: Alarm system, Outside security cameras, Full Yard Sprinkler system, Spider B Gone System and a full house filtration system. Call today to schedule your private tour!
MLS#78592278.....\$499,900



Waterfront Luxurious Penthouse on Lake Livingston! One of the Largest Units in Bella Vista. Over 1,700 SQ FT. 3BR-2BA w/ Large Loft. Take the elevator or stairs to your private front porch. Private boat house with electric lift. Gated Community, Pool, Beach, Boat Ramp and Beautiful Green Spaces. Enjoy every minute have fun or just down time with out all the worries of maintaining it all, spending one whole day mowing, cleaning and all the up keep, this is the place for you. Owner Financing Term Available! **MLS#29588161.....\$459,500**



Water View home with inground pool overlooking Lake Livingston! 4 bedroom, 2 bath, one level home on over half an acre with a 4 car garage and an inground pool. Beautiful home offering an open floor plan. Kitchen with custom cabinetry, breakfast bar and a large walk-in pantry. Spacious dining area and family room are great for entertaining. Family room opens up onto the screen porch and has views of the lake. The bedrooms are split with two on each side of the home. The primary bedroom has an en-suite bath with a large shower & walk-in closet. From the primary bedroom there are 2 large doors that lead directly to the large screened porch. This is the perfect place to enjoy your morning coffee, take in the views of the lake and hear the waves crashing. The garage is perfect for your cars, jet skis or even a workshop. The screened in pool is the best place to relax the day away. This home was completely renovated in 2016 and is in move in condition. Great home for permanent living or a vacation home.
MLS#21899776.....\$424,710



Acreage! Nestled on a serene cul-de-sac, this spacious 3-bed, 2-bath home rests on 4 lots. With vaulted ceilings, French doors opening to a large deck, and a wet bar with a wine fridge, entertaining is a delight. The primary bedroom boasts an oversized closet, sitting area, and private deck access. Enjoy sightings of deer in the area. Shopping in Livingston is just 15 minutes away with plenty of dining options. Onalaska offers local shopping and amenities like gyms and the Heritage Society. Room sizes are approximate. This property offers a peaceful retreat with ample space for relaxation and leisure.
MLS#11099016.....\$509,000



Waterfront on Lake Livingston! Very neat and clean waterfront home. Home has 3 bedrooms and 2 baths with an extra room for an office, family room with a wood burning fireplace, and an island kitchen. Wonderful decks on the front and back of the home. Deck on the lakeside of the home is partially covered and great for entertaining or taking in the beautiful open views of the lake. Situated on almost a half acre. Wood bulkhead and boat lift that is equipped for 2 jet skis which are included in the sale. Great location on Lake Livingston. Rare find on the water for the price.
MLS#51557508.....\$254,900



Waterfront! Nestled on a serene cove on Lake Livingston, this charming waterfront home boasts genuine hardwood floors, ample windows, and lush shade trees. Enjoy the tranquility on the spacious front and back decks. Large kitchen and dining room is an entertainer's delight. The split-level layout offers a cozy living area with a stunning water view. Two bedrooms and a full bath on the first floor, while the second floor features a primary suite with a walk-in closet, full bath, and a cozy sitting area. Experience lakeside living at its finest in this peaceful retreat.
MLS#43692092.....\$425,000



Lake Access home on over an acre. 3 bedroom, 2 1/2 baths. Property fronts 3 streets (on 2 corners). Island kitchen. Primary bedroom is on the 1st level. Office or second bedroom is also on the 1st level. Half bath and laundry off of the kitchen area. Upstairs is an open bedroom with a full bath. Large front porch. Plenty of storage under the backside of the house. Include a large storage building. Call today for an appointment.
MLS#2902256.....\$229,900



Waterfront on Lake Livingston! 3 or 4 bedroom, 2 1/2 bath home with attached carport. Perfect for entertaining family and friends. Home offers spacious kitchen with large island, granite countertops, stainless appliances, walk-in pantry, large family room with separate den, 4th bedroom or office. Primary bedroom with en-suite bath, guest bedroom and 2nd full bath on 1st floor. Large 3rd bedroom or game room with half bath upstairs. Located on a deep water cove. New boat house with sitting area, boat lift, double jet ski lift, rope swing and storage room. Enjoy the beautiful view from large rear deck, second story balcony or sitting area on the dock. Perfect for a vacation rental and can be sold furnished. Great location close to restaurants and shopping.
MLS#61102479.....\$479,999



REDUCED

Lake Access! 3 Bedroom, 2 bath, 1 level home with attached 2 car carport. Home sits on one lot with fenced back yard and includes a second lot. Home is in move-in ready condition. Open concept. Covered front porch, screened in back porch, firepit in back yard and large storage building. Comes with some furniture and includes appliances. **MLS#37940273.....\$189,900**



Waterfront on Lake Livingston! 3 BR, 2 ba townhouse. Open concept with spacious living area perfect for entertaining guests. Family room with fp, dining area/sunroom with natural light, updated island kitchen with plenty of storage space. Primary bedroom is downstairs, has rear deck access. Enjoy morning coffee or the breathtaking sunsets on your large partially covered deck overlooking the lake. Beautiful shade trees around the house provide shelter from the summer heat. Assigned boat slip, and boat parking on premises. Walk out to the boat dock and enjoy the tranquil ambiance of the water or take your water toys for a spin! Community has 800' of community owned waterfront. Fish anywhere along this area or off of 1 of 2 piers. The townhome is located in a quiet and friendly community, offering two community pools and a peaceful reserve to take walks. This townhome is the perfect place for full-time or weekend living. No yard work except the flower beds! Comes mostly furnished! **MLS# 86475529.....\$299,900**



Lake area. 3 BR- 2.5 BA - 1 Car Carport, double wide concrete drive. Completed Remodeling 6-2024. Very nice take a look at this one. **MLS# 91789294 \$229,000**



Waterview! 2 Bedroom + Loft, 2 Bath home, built in 2022. Two lake view lots. 24' x 40' shop, foam insulated with central air and heat. Home offers an open floor plan. Island kitchen with granite countertops. Family room with fireplace. Primary suite with soaking tub, double sinks and walk-in shower. Guest bedroom and guest bath. 15'x14' loft is great for game room, office or additional bedroom. Enjoy breath taking sunset from the covered patio. Central utilities (no septic). Gated subdivision with many amenities. **MLS# 56381442.....\$349,900**



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MLS#39067534 - Price Reduction! Approx 2.2 UNRESTRICTED acres with a 4 BEDROOM/2 BATH home & 2 shop buildings! Enjoy the peacefulness of country living conveniently located off 350 N & just minutes from restaurants, schools, shopping, and Lake Livingston. The living room, kitchen, dining room, and a full bathroom are on the ground floor. All bedrooms and a full bathroom are located upstairs. The home has cement board siding and vinyl double pane windows. NEW Roof installed on house & carport Aug 2024. There is a 24' x 20' shop building in the back with a 26' x 20' carport attached. A bathroom could be easily added to this building since the plumbing has been stubbed in. With a lil TLC, this could make a spectacular guest house, office, or workshop, depending on your needs! The 30' x 40' shop at the front of the property has roll up doors and much potential! Both shops are insulated & have a/c & heat. Approx 1 hr from the Houston area & IAH. Approx 25 min to Naskila Gaming. Come SEE this one today!\$240,000



MLS#5234282 - TWO lots in the gated lakeside community of Holiday Villages! Make this your own private retreat for weekend getaways or vacations. RV's can be left for your enjoyment, but not lived in full-time. Utilities and culvert are already in place. Mostly cleared with some mature trees left to provide shade. These lots would also be a great place to build your dream home or install a manufactured home. This golf cart friendly community offers year round social activities including fun runs, cook offs, car shows, music, fireworks, and more! Amenities include community boat launch, covered fishing pier, waterfront pavilion, clubhouse, several playgrounds, sandy beach, swimming pool, and other perks for your enjoyment. Be sure to bring your Real Estate Agent with you for entry to this gated community. Don't let this one get away!\$58,000



MLS#98845684 - Incredible views and amazing sunsets await you! Nestled on two waterfront lots with lush shade trees, this split level home on Lake Livingston offers spacious living. Boasting three to four bedrooms, two full baths, and a versatile extra room, perfect for a game room or additional bedroom. Upgrades include Low E windows, a recently replaced HVAC system (2022), PEX plumbing (exterior lines 2021), and a soon-to-be-new roof. Enjoy the convenience of a downstairs refrigerator, French drains, a partially finished attic that is climate controlled, RV pad with 20 AMP plug, greenhouse, and leaf guard gutter system. Stay cozy with a wood-burning fireplace featuring an electric insert that can easily be removed. VRBO friendly neighborhood. Boat available for purchase. Make your appointment today and come take a look!\$575,000



MLS#80875938 - 4.76 acres of UNRESTRICTED land nestled at the end of a quiet country road! The front of the property is mostly cleared with fruit trees and a mixture of scattered hardwoods towards the back & right side. Electricity, water well, and an aerobic septic system have already been installed. It includes a 2 bed/1 bath mobile home, 2 camp houses, & 12 RV hook-ups that have water & electricity. This property was previously used as a hunting camp. It provides endless possibilities for the next owner, depending on your needs! It could be restored to a hunting camp & the RV spaces could be leased. There are multiple homesite options to build your dream home and plenty of room to add a shop or barn. Perfect for a full time residence, weekend escape, or a great place to raise animals. It is within 30 minutes of Livingston for boating/fishing, shopping & restaurants. 25 minutes to Naskila Gaming. Located in the highly sought after school district of Big Sandy. Make your appointment today!\$178,500



MLS#24443591 - Beautiful country home situated on a large corner lot. As you enter the front door of this 3 bedroom/2 bath home you'll notice a large open concept living and dining area that provides plenty of space. The split bedroom floor plan offers additional privacy. The U-shaped kitchen and large bathrooms had previous updates to the fixtures, plumbing, and wiring. New roof installed May 2024. Almost an acre of land provides country living with the convenience of being close to town. The home is nestled among well established trees with a side yard and huge back yard. The front yard is fenced and there is a 12' x 20' storage building/workshop in the back yard. Plenty of parking in the front plus extra parking in the back with access from Snell Rd. This property is within 2 miles of the city of Livingston with easy access to parks, restaurants, schools, and shopping. 15 min or less to Lake Livingston. Don't miss the opportunity to make this your new home! Schedule your appointment today!\$250,000



MLS#89155111 - Country living just minutes from town. Acreage property in the popular FM350 N location!! Spacious 4 bedroom 2.5 bath home with office situated on just over 9 acres of beautiful wooded property. Great floorplan with formal living and dining as well as large den. Two circle drives; one to the front and another leads to the rear of the home and attached carport. Separate metal shop with carport (perfect for that tractor!). Area around the home is partially cleared and the rest is beautifully wooded. Make your appointment to tour this property today!.....\$499,000



MLS#78894029 - 14 acres located just off Hwy 190 W 8.5 miles from Livingston and just minutes from Lake Livingston. Property sits behind new truck stop on Hwy 190 with 2 access points to the Hwy. Call for more details \$675,000



MLS#77411449 - This property offers approx 14.99 acres of unrestricted country living and just minutes from downtown Willis Tx. Consisting of 20+ year old timber throughout the property. Boggy creek flows from north to the south on the west side of tract. Opportunity awaits for a new build or small cabin, offering an escape from the everyday hustling and bustle of the City. Allow your imagination to run and bring your ideas to life! \$275,000



MLS#4451747 - Escape to peaceful country living in this single-story brick home on 1.9 acres close to town. Enjoy the privacy of mature trees, a large lawn, and tranquil rural surroundings. This home boasts front and back covered porches, a split floorplan, 3 bedrooms with 2 en-suite bathrooms, high ceilings in the living room, and a spacious kitchen. The kitchen offers ample counter space, wood cabinets, a gas stove, and built-in table. A versatile room off the kitchen can provide many potential uses depending on your needs. It leads to the utility room and primary suite. With an attached garage and backyard storage shed, this property offers convenience and charm. Don't miss the opportunity to tour this must-see property conveniently located near Hwy 59/69. Schedule your visit today!.....\$5319,000



MLS#43883430 - Wooded lot located in a lakeside subdivision. A few large trees and a lot of small trees to underbrush. Sitting on a high and dry spot. The subdivision features several lakes to enjoy. Not far from the Trinity River \$24,900



MLS#64209746 - Highly desirable location in city of Livingston. 6.5 apprx acres. Easy access from US HWY 190 W. and Handley St. Great place for apartments, townhomes, multiuse property. Walking distance to Brookshire's & Post Office. Cleared and ready to build on this nice hill \$1,100,000



MLS#71181249 - 3 bedroom 2 bath mobile home sitting in a nice gated lakeside subdivision. The home has recently been completely remodeled, fresh and ready to go. The subdivision has a park, boat ramp and many other features for a nice quiet life style. \$85,000




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MLS#44298987 - Welcome to 187 Kathy, a stunning new construction located in a waterfront community. This 3-bedroom, 2-bathroom home is a real gem, boasting a brick exterior with stone accents and a range of luxurious features. Inside, you'll find 9' ceilings with crown molding, custom cabinetry with soft close features, and quartz countertops throughout. The primary bedroom and living room feature beautiful trayed ceilings, while the primary bathroom offers dual sinks and an oversized shower with dual rain heads. Other highlights include ceramic tile flooring, LED lights, and pre-wiring for cable and alarm systems. Preventative termite treatment done. Seller offering StrucSure 1-2-10 Home Warranty. Outside, the property features a landscaped yard, rain gutters, and a garage with an epoxy painted floor. Don't miss the opportunity to make this exceptional home yours!.....\$299,000

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Beautiful waterfront subdivision has all the amenities you need! Enjoy the swimming pool, clubhouse, basketball court, park. Use the boat launch. Bring your water toys -boat, jetskis, canoe, kayak. Bring your golf cart and join the golf cart parades. This is a gated subdivision, you must bring your realtor to preview properties. This 1/1 craftman house sits on four lots. Porch covers two sides of the home. So many rose bushes they are beautiful. A couple of outdoor sitting areas. Park your boat under the boat carport. Detached garage and workshop estimated 24x18 with a storage loft. Offering a cute guest house for family member to spend the night. Escape Houston come on up and go fishing, there are plenty of catfish and bass. Livingston offers shopping, bowling, restarunts, Head 190 East about 29 minutes try the one armed bandit "Naskila Casino."
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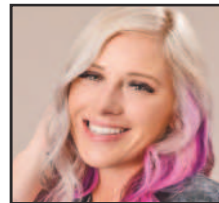
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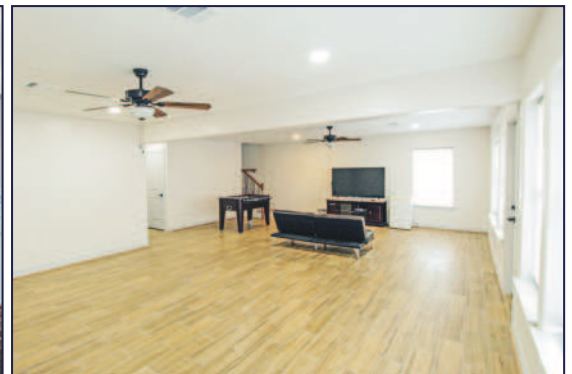
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MLS#27672529 - CITY OF LIVINGSTON - Country Living with all the City Conveniences - Lovely 3800+ SF home is situated on 45.497 acres of pasture and wood lands. 3/3, family room, formal dining, breakfast room, study/den, plus a flex room that could be used as a fourth bedroom. The is a great pantry and separate utility room with space for freezer. Everything is spacious about this home from the foyer to the primary closet to the port cochere and oversized garage. In addition to the main dwelling there is a 1486 SF farmhouse built circa 1930. This home could be made into a guest cottage with a little love and care. This property offers pasture and woods and would be a great place for horses, cattle or other farm animals..... **\$1,099,000**



MLS#39636687 - CITY OF LIVINGSTON - Elegant 3 bedroom, 2 bath home offers a formal living area with high ceilings, crown molding, and fireplace with gas log. The open kitchen, dining and breakfast concept offer a great area for entertaining your guest. All kitchen appliances will convey. There is a extra room adjacent to kitchen that can be used as office/study or library. The primary en-suite offers double sinks, whirlpool soaking tub and separate shower, along with a spacious walk in closet. The home has a two car attached oversized garage. The home has a screened porch, open patio and open deck and a brick workshop build-ing. Situated on two lots, home is situated on one lot and additional lot is vacant **\$409,000**



MLS#32034808 - Waterfront - Cedar Point - This Newly constructed home (2022) is located on an open cove facing the Kickapoo bridge, with awesome views of Lake Livingston from all three levels! The main level offers open concept with living, dining and kitchen area, primary en-suite and powder room. Upstairs, there's two bedrooms and one bath and downstairs there is an oversized game room, private bedroom, full bath, and utility room. Great covered porches to entertain your guest! Call us for a viewing today! **\$929,000**



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MLS#10827317 – This Waterfront Custom built home offers over 5300 SF of living areas and has spectacular views of Lake Livingston. The main level offers living room, den, primary bedroom, guest bedroom, and spacious kitchen and dining area. This level offers four fireplaces and 2 full baths and 2 – ½ baths. On the lake level you will find another living area with fireplace, open kitchen/dining and two bedrooms, with two full baths plus a ½ bath. Adjacent to living area is a spa room with a 10 seat hot tub. Situated on two lots this property offers open decks, double carport, great porches, workshop, storage and a boathouse with boat and jet ski lifts. Call us for more information.



MLS#5770941 - Bold Springs Area- Located just off FM 350 North a short distance this 3 BRM, 2 Bath Brick home is situated on 12.8 manicured acres. Property offers two ponds, water well and community water, shop with garage door, greenhouse, shed, dog pen and RV Hookup. Home has a spacious family room with stone fireplace, kitchen and dining room, oversized primary en suite with whirlpool tub, two vanities with sinks and large walk in closet. There has been recent foundation repair and home has a lifetime transferrable warranty. Exterior has recently been painted. This property won't stay on the market long at the price of**\$449,000**

MLS#4983777 - Corner of Matthews and Oakhurst - You will find this 2 Bedroom, 2 Bath manufactured home with with add on garage, storage area and carport. Home has recently been leveled with new skirting installed and New outside CA unit. This home is located near Matthews Street Park and would make a great investment property to add to your rental portfolio. Priced to sell at**\$119,900**



MLS#46030808 - COLITA LOOP - LIVINGSTON - You will feel right at home at this 31 plus acre ranch that offers a beautiful 3/2.5 home. Front porch runs the width of the home & beckons you to enter through a spacious foyer into a living area designed to entertain your guest. Open living, dining & kitchen concept provides ample seating for every-one. Breakfast bar with seating for six & the kitchen offers antiqued cabinets, granite counters, custom made wood vent hood, island with vegetable sink, a six-burner propane cookstove, an abundance of cabinets plus a pantry. The living area has coffered ceilings, and fireplace with gas log. Back porch that spans the entire length of the home. Covered B-B-QUE pavilion.....**\$849,000**



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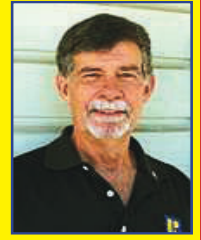
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REDUCED

MLS#58099219 - Nice 3/2 Palm Harbor home Model TL1372F4, single wide 1260 sq.ft. 72'x17.5'. Good layout, AC vents in ceiling, primary bath has double sinks and separate shower and garden tub. Storage shed is 8x12, Garage/shop is 12x23 with roll up door and extra wide walk in door. Entire yard is low maintenance with weed barrier covered with white rock. No lawn mower needed here. Quiet end of gated subdivision. Has rec center with large pool, bath house, party/meeting room, exercise room, snack bar. Subdivision also has fishing pier, boat ramp with park area..... **\$149,900**



SOLD

MLS#15619766 - Great property, unrestricted, 9.5 acres, 5 bedrooms 3 full baths. Living/dining area, large kitchen with lots of cabinets and counter space, pantry. Home is located on a very private location but close to town, shopping and schools. Small creek runs through property. 10x6 front deck and 8x16 side deck. 12x24 storage/workshop with lofts for storage on each end. New gravel on entry drive, new A/C, inside and outside units June 2023. Great place for kids and grandkids to enjoy exploring and watching the wildlife..... **\$299,900**



SOLD

MLS#12723763 - Nice and clean double wide in Holiday Village. 3 bedrooms, 2 baths, fully fenced, nice covered front porch for relaxing and watching neighbors go by. Subdivision is golf cart friendly, has boat ramp, fishing pier, rec center with exercise room and pool. Gated entry. Home has attached and detached carports, storage shed/workshop has another full bath but water is not turned on..... **\$164,000**



MLS#98334545 - Waterview lot in Yaupon Cove has slab where house was before 2020 tornado. Subdivision has public water, public sewer, natural gas, and 3 boat ramps for residents use. No manufactured homes in this section of subdivision **\$45,000**



SOLD

MLS#16961621 - Lots of potential with 208' Hwy 190 frontage. 3 parcels, just over 2 acres. UNRESTRICTED Residential or commercial has drives in place off of Hwy 190 and Vivian. 20x30 Shop could be converted to living quarters, great RV cover. Has RV hookups, 30amp and 50amp with sewer connected to septic system. 16x28 storage shed on back of property. Has slab where home was prior to fire with separate aerobic sewer system in place. 2 water meters in place. 50x50 slab includes 20x20 carport, 20x30 shop, and 50x30 RV cover which has 14' height clearance for RV.. **\$150,000**



REDUCED

MLS#32607831 - Lot in Yaupon Cove, has electric, water, and sewer connections in place. 10x30 slab where mobile home used to be. Subdivision had 3 boat ramps for resident's use, public water and sewer. Mobile homes allowed in this section..... **\$12,500**



MLS#73533722 - Holiday Village, 2 large lots approx 200' deep in Sec. J. Partially cleared, electric installed with two 30amp hookups for RV. Subdivision boat ramp, fishing pier, rec center with pool. Gated subdivision..... **\$65,000**



MLS#7650114 - 4 nice partially cleared lots in Putnam's landing. Ready to build on or bring your manufactured home. Subdivision is close to Lake Livingston State Park and Beacon Bay Marina. Also has private boat ramp and park area for subdivision residents use, just across FM 3126 **\$32,000**



SOLD

MLS#27342116 - Like new 1 bedroom 1 bath 2021 manufactured home would be great home or weekend getaway. Super clean, oven and dishwasher have never been used. 25x12 RV or boat cover with 30amp hookup. 20x30 shop area with roll up door and side walk in door. Has unfinished room with many possibilities. Game room craft room or bunk room. All on cleared lot with great views of wildlife from covered front porch or covered side porch. Subdivision has 3 boat ramps for resident's use **\$145,900**



WATERFRONT

REDUCED

MLS#81820272 - Great Waterfront Lot on Kickapoo Creek with views of creek, cove, and Hwy 190 bridge over Kickapoo Creek. Very private and quiet on cul-de-sac and peninsula, Wonderful full time living or weekend retreat. This property previously had a home that was destroyed by tornado so utilities in place and piers for stilt house if you desire. Has pier and boat lift. Condition of lift, lake water pump, and sprinkler system not known because no electricity since tornado. No mobile homes allowed in this section of Yaupon Cove. 3 boat ramps in subdivision and park area. Close to grocery, hardware, dining and Onalaska schools. Water is low in pictures because of drought..... **\$140,000**



SOLD

MLS#75696779 - Great lot to build on in Memorial Point, a gated subdivision on Lake Livingston. Subdivision has Clubhouse, boat ramp, tennis/pickleball courts and playground. Lot is level and completely cleared. Has limited waterview. **\$26,000**



SOLD

MLS#61263626 - Very nice and clean lakehouse in quiet subdivision. Limited waterview has 1 or 2 bedrooms 1 1/2 baths. Updated kitchen and main bath with granite and tile. Room on back has been used as bedroom. All concrete drive, carport, wraparound porch and 28x14 workshop/storage shed. Public water and sewer. Wonderful weekend place to gather with the family. Comes fully furnished with all furniture/furnishings and appliances. Subdivision has boat ramp and park area for residents use. 1/2 mile to grocery and restaurants..... **\$149,900**



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Come enjoy this recently renovated 3bed/2bath home! This property offers a large covered front porch running the full width of the house - giving you plenty of space to enjoy the peace and quiet that this neighborhood guarantees. Inside you'll find fresh paint, recently installed floors, updated kitchen & appliances, and an additional covered porch on the back of the home. Notice that there are trees on the back and right side to offer additional privacy. Don't forget to check out the oversized garage (35x21)! You can fit multiple vehicles in here, or keep some added space for a workshop. The opportunities are endless. This home is conveniently located near schools, shopping, hospitals, restaurants, and Lake Livingston. Come check it out! MLS#92845407 **\$199,900**



Beautiful waterfront subdivision has all the amenities you need! Enjoy the swimming pool, clubhouse, basketball court, park. Use the boat launch. Bring your water toys -boat, jetskis, canoe, kayak. Bring your golf cart and join the golf cart parades. This is a gated subdivision, you must bring your realtor to preview properties. This 1/1 craftman house sits on four lots. Porch covers two sides of the home. So many rose bushes they are beautiful. A couple of outdoor sitting areas. Park your boat under the boat carport. Detached garage and workshop estimated 24x18 with a storage loft. Offering a cute guest house for family member to spend the night. Escape Houston come on up and go fishing, there are plenty of catfish and bass. Livingston offers shopping, bowling, restaurants, Head 190 East about 29 minutes try the one armed bandit "Naskila Casino" MLS#81568360 **\$169,900**



Secluded quiet country home on 3.9 unrestricted acres in Shepherd ISD. Nestled at the dead end of a county-maintained road close to town and Hwy 59 sits a private oasis. Drive into this beautiful property through the electric gated entrance down the long driveway lined with crape myrtle trees for a serene country feel. The property has a 16x20 shop with a concrete floor, a well, a fully stocked pond, spacious 3/4-bedroom ranch home with 2-car garage. The kitchen is open to the family room for great entertainment. There is recess lighting, tankless water heater, updated bedroom windows, a roomy primary bedroom, and primary bathroom w/ walk-in shower with double heads, lots of storage throughout, and a concrete patio overlooking the large backyard and stocked pond. Mature beautiful fruit trees including apple, thornless blackberry bush, peach, and pear. All appliances will stay including the washer and dryer for move-in ready. Come enjoy privacy in a quiet country setting. MLS#68827133 **\$335,000**



Discover the perfect canvas for your new home on this 2.5-acres. Just a short drive, less than 10-minutes, from town. This serene property offers a perfect setting for your new home, surrounded by beautiful woods and nature's tranquility. With a wet weather creek adding a touch of natural beauty, you'll enjoy a peaceful retreat while still being close to town amenities. Explore the endless possibilities to create your dream lifestyle on this picturesque piece of land. MLS#62149027 **\$40,000**



Discover the perfect setting for your dream home in the highly coveted neighborhood of Twin Harbors. This exclusive waterfront lot not only boasts a breathtaking panorama of Lake Livingston. Enjoy the luxury of a pristine pool, basketball and tennis courts, all conveniently located within the subdivision. Additionally, residents benefit from a private boat launch, making it effortless to explore the beauty of the lake at your leisure. Situated to face the open water, this lot offers an unparalleled view of Lake Livingston. What sets it apart are the unique features, including a sandy beach, a private boat ramp for launching your water toys, and the potential to build your custom water dock. Don't miss the chance to witness the beauty and potential of this property firsthand. No appointment is necessary—come and see it for yourself! The survey is included, providing you with all the details you need to make this waterfront dream a reality. MLS#54344011 **\$207,000**



Looking for the perfect county get away in the secluded southeast Texas area? This 24 acre property offers numerous opportunities. From a newly income producing, highly managed Christmas Tree operation with entertainment facilities for the holiday seasons. Plus 20 acres of long term investment quality timber and walking trails with abundances of wildlife. The capital improvements include a 30x46 metal barn with concrete slab that could be easily converted into a barndominium. Plus a 28x24 work shop for equipment maintenance or hobbies. And a RV shed to protect your high price investments between trips This would make a great home or just a place to turn the kids out. Two or four legged. And it has a perch pond. Please review the pictures. MLS#27375570 **\$550,000**



Charming early 1900's home in the heart of downtown Livingston. This cozy cottage has a wonderful location that is convenient to all the amenities of this wonderful town. No deed restrictions makes this property perfect for a business, office or keep it as residential or all three. Many possibilities! Features a covered carport parking, screened in porch area, extra building for an office and storage. Property is fenced in and includes a little kennel for your canine friends. A recent survey is available for the buyer. Come see this gem today! MLS#71269579 **\$159,900**



Three bedroom, three bathroom, 4 sided brick home in desirable area. Open kitchen and living room. Home is on almost 5 acres. MLS#97783252 **\$221,350**



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When selling your home, appearance can be the single most important thing that attracts a buyer. Many needed improvements and repairs can add to the value of your home. Here are a few tips to help you maximize your home's value:

- Keep your house and garage tidy.
- Repair sticking doors or windows.
- Decorate faded walls and touch-up worn wood work.
- Replace cracked windows, doors windows and torn screens.
- Clean and sanitize carpets and rugs.
- Repair broken switches and light bulbs.
- Wash or paint exterior, if necessary.
- Repair leaky plumbing.
- Abolish objectionable odors.
- Keep pets out of sight and under control.
- Keep television and radio volumes low or off.
- Never apologize for appearance.
- Leave showing entirely to your agent.
- Make sure your lawn and other landscaping is neatly trimmed and mowed.
- Make certain your yard is clean of refuse or leaves.
- Open the drapes and curtains. Clean the windows. Dark rooms do not appeal to most buyers.
- Have your closets clean and organized, so they look as spacious as possible.
- Repair or replace discolored or damaged caulking around bathtubs and showers.
- Give the real estate associate a key for use when you're not there. Remember, a missed showing can result in a missed sale!
- Make sure your property is advertised in the Lake Livingston Area Real Estate Guide by calling:
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Tips to Make Selling Your Home a Breeze

- **Select a reputable Realtor with whom you have a good rapport.**
- **Offer the Realtor the exclusive right to sell your home for a limited time period.**
- **Have an independent appraiser calculate your home's estimated worth.**
- **With the help of your Realtor, develop a range of acceptable pricing which falls within a predetermined one, plus or minus the asking price.**
- **Take the first offer that falls within those parameters.**

MOVING SEASON SECURITY

FAMILY FEATURES

It's moving season, which means packing up valuables like tech devices, family heirlooms, jewelry and beyond and trusting they'll make it safely to your new space. Ensuring a new home or apartment is properly secured is top of mind for many homeowners and renters, for both their personal safety and their most prized possessions.

After moving into a new space, there's an immediate need to keep valuables and important documents organized and secure in case of theft, fire or flood. Whether or not a large security system is available on-site, Master Lock and SentrySafe's DIY security and safety solutions equip your home with an extra line of defense and provide new homeowners and renters confidence.

To discover which security and safe storage solutions are right for you, visit [MasterLock.com](https://www.MasterLock.com) and [SentrySafe.com](https://www.SentrySafe.com).

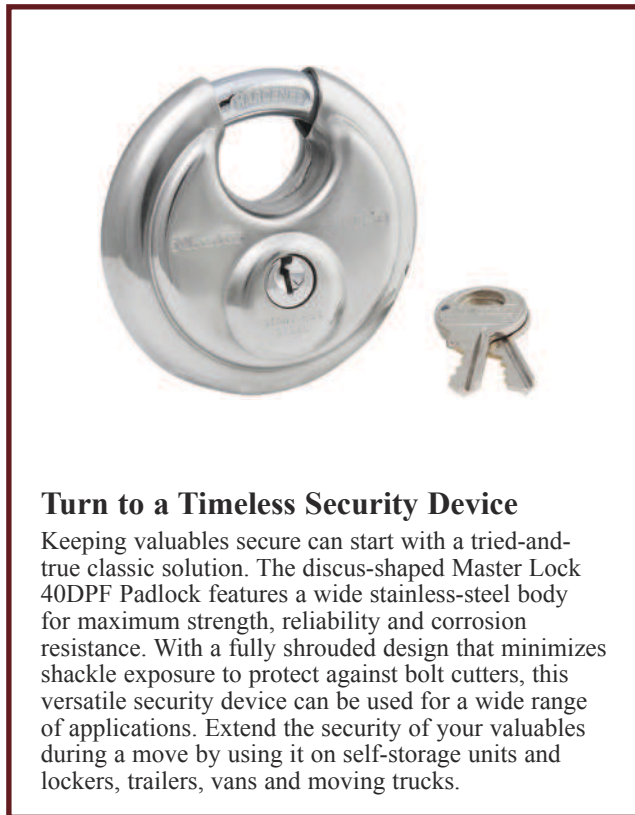


6 solutions to safeguard valuables



Safeguard Documents and Files

Provide yourself an extra line of defense with the SentrySafe FHW40100 Digital Fireproof/Waterproof File Safe that safeguards important documents and records with a durable design and peril protection. Built to hold hanging file folders for easy organization, the safe can be easily transported with its convenient carrying handle when moving into a new home or apartment. It's UL-classified to offer 30 minutes of certified fire resistance at 1,550 F and ETL-verified to protect documents and digital media in the event of a flood for up to 72 hours.



Turn to a Timeless Security Device

Keeping valuables secure can start with a tried-and-true classic solution. The disc-shaped Master Lock 40DPF Padlock features a wide stainless-steel body for maximum strength, reliability and corrosion resistance. With a fully shrouded design that minimizes shackle exposure to protect against bolt cutters, this versatile security device can be used for a wide range of applications. Extend the security of your valuables during a move by using it on self-storage units and lockers, trailers, vans and moving trucks.



Opt for Renter-Friendly Security

Renters who live in a small space may not be ready for a full-sized safe. The lightweight SentrySafe 1200 Fire Chest is an affordable and convenient security solution that safeguards precious valuables and electronics from theft attempts to keep items safe and sound. Its convenient carrying handle allows users to easily move the chest from room to room and seamlessly pack and store their valuables at the end of their lease.



Bar the Door

Designed with customer feedback in mind, the Master Lock 270D Folding Door Bar is a reliable, on-the-go solution that's perfect for securing entry doors during a move-in transition. It offers an updated design from the original – now more compact with a quick-release foldable design for ultimate convenience and portability. Folding to just 16.5 inches and extending up to 43.5 inches, it's small enough to fit in a backpack but strong enough to prevent forced entry on hinged, patio and sliding doors due to the pivoting rubber grips.



Fireproof and Protect Valuables at Home

Consider the SentrySafe FPW082HTC Fireproof and Waterproof Safe as your go-to line of defense against fire, water and theft with .81 cubic feet of storage. Weighing roughly 55 pounds, this best-in-class fire and water protection solution features 1-hour UL-certified fire resistance at 1,700 F and ETL-verified protection in up to 5 inches of water for 24 hours. This first-of-its-kind safe with Master Lock security built-in technology offers an advanced, multi-point protection system that effectively resists physical attacks and lock manipulation while its pry-resistant hinge bar in the safe door protects against theft attempts.



Keep Your Property Secure

Ideal for property access control, the Master Lock 5480D Portable Lock Box is the newest lock box and features expanded storage capacity to accommodate keys, fobs and cards, ensuring safety and convenience when accessing a home or apartment. The dials on the lock box are easy to read and grip, providing smooth operation. Built to last, the solid metal body with a rubber bumper protects against tampering while safeguarding surfaces from scratches and damage.

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