



HUNT COUNTY SALES FOR **MAY 7, 2019**

HUNT COUNTY COURTHOUSE, 2ND FLOOR
2507 LEE ST, GREENVILLE TX
SCHEDULED FOR 10:00 A. M.

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the Sheriff or Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at a place designated by the commissioner's court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an "as is," "where is," and "buyer beware" sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) As required by the Texas Property Tax Code Section 34.011, IF ADOPTED IN THE COUNTY WHERE THE SALE IS BEING HELD, a bidder must register with the county Tax Assessor Collector in order to participate in the tax sale of delinquent real properties. This registration must be renewed annually. Contact the Hunt County Tax Office for more information about this requirement.
- 5) For more information about the sales on this page, please contact Stacy Fleming at (903) 597-7664 ext. 3204/sfleming@pbfc.com or Ruth Blake at ext. 3205.

FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT www.hunt-cad.org

PROPERTIES ARE SOLD SUBJECT TO CITY OF GREENVILLE LIENS IF APPLICABLE AND ARE TO BE PAID SEPARATELY.

ANY BIDDER DEFAULTING ON PAYMENT WILL NOT BE ALLOWED TO BID AT FUTURE SALES

Cause No:	Style of Case:	Legal Description/Property No. (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Notes
District Court:		Property Address (Per Appraisal District):			
Judgment Date:					
TAX21419 354TH DISTRICT COURT 21-Feb-19	CITY OF GREENVILLE vs. LUCIA N ENCISO AND ALI CASTRO	BEING LOT 5, BLOCK 5, NORTH PARK ADDITION, S4210 PROPERTY NO: R52726. 814 CLARK ST, Greenville, TX 75401	\$39,210.00	\$8,772.51	
TAX21490 354TH DISTRICT COURT 18-Oct-18	GREENVILLE ISD & CITY OF GREENVILLE vs. BILL ELLIOTT ESTATE	BEING 0.1469 ACRES, BLOCK 1, LOT 4, NATATORIUM ADDITION, S4145 PROPERTY NO: R52344 1004 SAYLE ST, Greenville, TX 75401	\$4,410.00	\$3,973.09	
TAX21490 354TH DISTRICT COURT 18-Oct-18	GREENVILLE ISD & CITY OF GREENVILLE vs. BILL ELLIOTT ESTATE	BEING 0.1483 ACRES, BLOCK 1, LOT 5, NATATORIUM ADDITION, S4145 PROPERTY NO: R52345. NEXT TO 1002 SAYLE ST, Greenville, TX 75401	\$4,390.00	\$4,001.68	
TAX21516 196TH DISTRICT COURT 21-Feb-19	CITY OF GREENVILLE vs. ROBERT BROWN, ET AL	BEING LOT 1, BLOCK 4, EDMONDSON ADDITION PROPERTY NO: R44317 4507 MORRISON ST, Greenville, TX 75401	\$38,600.00	\$7,737.18	
TAX21539 354TH DISTRICT COURT 17-Jan-19	CITY OF GREENVILLE vs. EDWARD L. BROWN ESTATE	BEING LOTS 3,4A, BLOCK 6, JONES HAYTER ADDITION PROPERTY NO: R48430 1005 JONES ST, Greenville, TX 75401	\$5,610.00	\$4,809.79	
TAX21582 354TH DISTRICT COURT 21-Feb-19	CITY OF GREENVILLE vs. MRS. W. T. BATCHELOR	BEING 0.1607 ACRES, LOT 2, BLOCK 2, UNIVERSITY ADDITION, S5275 PROPERTY NO: R82407 412 MAIN ST, Greenville, TX	\$4,760.00	\$4,760.00	

TAX21597	CITY OF GREENVILLE vs. BRUCE WACASEY	BEING LOT 5A, BLOCK 64, ORIG TOWN OF GREENVILLE PROPERTY NO: R70840 3403 STONEWALL ST, Greenville, TX 75401	\$5,630.00	4,882.79	
196TH DISTRICT COURT					
21-Feb-19					

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