



PERDUE BRANDON

ATTORNEYS AT LAW

**MARION COUNTY SALES FOR MAY 7, 2019
SCHEDULED FOR 10 00 A.M.**

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the Sheriff or a 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 Thomas Jefferson Park, 114 West Austin Street, Jefferson, TX 75657 at a place designated by the commissioners' 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", "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) Bidders are required to have a statement from the Marion County Tax Assessor-Collector certifying that the person / firm / company purchasing property at a tax sale owes no delinquent property taxes to any taxing entity within the county.
- 4) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 5) If you have any questions please call (903) 597- 7664 and ask for Ruth.

Case No.	Style of Case	Legal Description/Property No. (Per Appraisal District): Property Address (Per Appraisal District)	Appraisal Value	Estimated Minimum Bid	Notes
T02254	CITY OF JEFFERSON vs. THOMAS WALLACE, ET AL	<u>TRACT 1:</u> <u>Legal Description:</u> LOT 5 BLK 124 URQUHART ADDN, ACCOUNT # 00990-00124-00005-000000 (PARCEL ID 19580)	\$39,400	\$11,645.91	IMPROVEMENT
T2588	CITY OF JEFFERSON vs. GEORGE S. NEIDERMEIER, ET AL	<u>TRACT 1:</u> <u>Legal Description:</u> LOTS 1-3 & 7-12 BLK 40 URQUHART DIV, ACCOUNT # 00990-00040-00001-000000 (PARCEL ID 19233)	\$135,000	\$44,088.51	
T02688	CITY OF JEFFERSON vs. ROBERT JOHNSON ESTATE	<u>TRACT 1:</u> <u>Legal Description:</u> LOT 7 BLK 22 ALLEY ADDN, ACCOUNT # 00955-00022-000007-000000 (PARCEL ID 17849)	\$15,000	\$5,156.43	

T02689	CITY OF JEFFERSON vs. SARDINIA H. PERY	<u>TRACT 1:</u> <u>Legal Description:</u> LOTS 10-11 BLK 41 URQUHART ADDITION, ACCOUNT # 00990-00041- 00010-000000 (PARCEL ID 19237)	\$30,000	\$11,204.94	
T02690	CITY OF JEFFERSON vs. JUNIOR WAYNE WASH, ET AL	<u>TRACT 1:</u> <u>Legal Description:</u> S 2/3 LOTS 1-3 BLK 167 ALLEY ADDITION, ACCOUNT # 00955-00167-0001-00001 (PARCEL ID 18332)	\$13,000	\$12,318.96	
T02691	CITY OF JEFFERSON vs. LESSIE NOIEL, DECEASED, ET AL	<u>TRACT 1:</u> <u>Legal Description:</u> LT 7,8 BLK 142 ALLEY ADDN, ACCOUNT # 00955-00142-0007-000000 (PARCEL ID 18259)	\$13,000	\$7,361.10	
T02692	CITY OF JEFFERSON vs. HENRY JOHNSON, DECEASED, ET AL	<u>TRACT 1:</u> <u>Legal Description:</u> PT LOT 1-6 BLK 125 URQUHART, ACCOUNT # 00990-00125-0001-000001 (PARCEL ID 19584)	\$19,980	\$12,988.64	
T02693	CITY OF JEFFERSON vs. NANNIE C. BRADEN, DECEASED, ET AL	<u>TRACT 1:</u> <u>Legal Description:</u> LOTS 1 & 2 BLK 41 URQUHART ADDITION, ACCOUNT # 00990-00041- 00001-000000 (PARCEL ID 19235)	\$7,500	\$7,500.00	
T02694	CITY OF JEFFERSON vs. FREDERICK MEISENHEIMER, DECEASED, ET AL	<u>TRACT 1:</u> <u>Legal Description:</u> LT 1-10 BLK 121 ALLEY ADDN, ACCOUNT # 00955-00121-00001-000000 (PARCEL ID 18185)	\$13,000	\$13,000.00	
		<u>TRACT 2:</u> <u>Legal Description:</u> LT 4-12 BLK 114 ALLEY ADDN, ACCOUNT # 00955-00114-00004-000000 (PARCEL ID 18174)	\$46,800	\$26,385.38	
		<u>TRACT 2:</u> <u>Legal Description:</u> LT 3 BLK 85 ALLEY ADDN, ACCOUNT # 00955-00085-00003-000000 (PARCEL ID 18036)	\$6,500	\$3,662.97	

T02695	CITY OF JEFFERSON vs. HARRY WATKINS ESTATE, ET AL	<u>TRACT 1:</u> <u>Legal Description:</u> LOT 12 BLK 63 ALLEY ADDN, ACCOUNT # 00955-00063-00012-000000 (PARCEL ID 18003)	\$15,000	\$5,400.30	
--------	---	--	----------	------------	--

THE FOLLOWING PROPERTY IS BEING OFFERED AS RESALE

Case No.	Style of Case	Legal Description/Property No. (Per Appraisal District): Property Address (Per Appraisal District)	Appraisal Value	Estimated Minimum Bid	Notes
T03633	CITY OF JEFFERSON vs. L.D. MCCOY ESTATE BEING OFFERED AS A RESALE	<u>TRACT 1:</u> <u>Legal Description:</u> E/2 LOT 8, & ALL LOTS 9-12 BLK 121 URQUHART ADDITION ACCOUNT #00990-00121-00008-000000 (PARCEL #19559)	\$37,460	TO BE DETERMINED AT SALE	City of Jefferson Jefferson ISD Marion County

* This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. ("PBFCM") [DOES NOT WARRANT](#) the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM