

PerdueBrandonFielderCollins&Mott LLP

ATTORNEYS AT LAW

**ANGELINA COUNTY SALES FOR SEPTEMBER 5, 2017
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. on the courthouse steps 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) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid	Notes
TX-0540 (ZACHARY PIXLEY)	BEING 0.587 ACRES, MORE OR LESS, OUT OF THE J. MAGANO SURVEY, ABSTRACT NO. 25, ANGELINA COUNTY, TEXAS, AS DESCRIBED IN GIFT DEED RECORDED UNDER INSTRUMENT NO. 2010-00275004, ON INSTRUMENT FILED DECEMBER 9, 2010, DEED RECORDS OF ANGELINA COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF HUDSON INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER 15237	\$8,609.35	HUDSON ISD

<p>TX-0549 Tract 1 & 2 (DARYL CHENEY)</p>	<p>TRACT 1: BEING 4.33212 ACRES, MORE OR LESS, BEING AN 83.31% UNDIVIDED INTEREST IN THAT CERTAIN 5.2 ACRE TRACT, MORE OR LESS, TRACT 6 OF THE WILLIAM CAMERON & COMPANY, INC. SUBDIVISION OF THE E.T.R.Y. COMPANY SURVEY, SECTION 14, ABSTRACT 989, AS DESCRIBED IN WARRANTY DEED RECORDED IN INSTRUMENT NO. 2011-00278372, ON DOCUMENT FILED MARCH 23, 2011, DEED RECORDED OF ANGELINA COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF ZAVALLA INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER 37216 TRACT 2: BEING A 2001, DOUBLE WIDE, PALM HARBOR MANUFACTURED HOME, SERIAL NUMBERS PH177699A & PH177699B, INSTALLED IN ANGELINA COUNTY, TEXAS, ASSESSED IN THE NAME OF DARYL CHENEY, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF ZAVALLA INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER 124760</p>	<p>\$6,304.31 (SUBJECT TO 2016 TAXES OF \$2,054.92 TO BE PAID SEPARATE FROM THE BID AMOUNT)</p>	<p>ZAVALLA ISD</p>
<p>TX-0613 (DEVIN ALSBROOKS AKA DEVIN COKER)</p>	<p>BEING 1.56 ACRES, MORE OR LESS, OUT OF THE B.T. LEVIGNE SURVEY, ABSTRACT 22, ANGELINA COUNTY, TEXAS, AS DESCRIBED IN DEED RECORDED IN VOLUME 1276, PAGE 164, ON INSTRUMENT FILED JULY 13, 2000, DEED RECORDS OF ANGELINA COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF HUDSON INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT 14463</p>	<p>\$7,113.74 (SUBJECT TO 2016 TAXES IN THE AMOUNT OF \$1,084.10 TO BE PAID SEPARATE FROM THE BID AMOUNT)</p>	<p>HUDSON ISD</p>

TX-0659 (KATHRYN HILLIARD TRUST)	BEING 2.24 ACRES, MORE OR LESS IN THE JACINTO MAGANO LEAGUE, A-25, AS DESCRIBED IN DEED FILED SEPTEMBER 5, 2006, DOCUMENT NUMBER 2006-0021870, PROPERTY SETTLEMENT AGREEMENT IN VOLUME 695, PAGE 60, FILED AUGUST 21, 1972 AND IN DEED RECORDED IN VOLUME 186, PAGE 569, DATED NOVEMBER 23, 1954, DEED RECORDS OF ANGELINA COUNTY AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF ANGELINA COUNTY UNDER ACCOUNT NUMBER 15453.	\$7,704.55	HUDSON ISD
TX- (GERI CARROLL)	BEING A 2000, HALLMARK MOBILE HOME, LABEL # PFS0670343, SERIAL # 12535706, INSTALLED IN ANGELINA COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF ZAVALLA INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER 122893	\$4,817.83	ZAVALLA ISD

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Please contact Heather or Gaby at (903) 597-7664 with any questions or visit our law firm's website at www.pbfc.com