

# PerdueBrandonFielderCollins&Mott LLP

## ATTORNEYS AT LAW

### Listing of Trust Properties Located in Fayette County

A “trust” property is a property that, under the provisions of Chapter 34 of the Texas Property Tax Code, was ordered sold at a sheriff’s tax sale pursuant to foreclosure of a tax lien. At the sheriff’s tax sale, however, the property was bid off to the taxing unit that requested the order of sale because no bid was received for the minimum bid amount. Said taxing unit takes title to the property for the use and benefit of itself and all other taxing units that established liens against the property in the underlying delinquent tax lawsuit.

Offers on the trust properties set forth on the following pages may be made in any amount. However, only competitive offers will be presented to the respective taxing unit(s) for consideration. If a competitive offer is accepted, approval must be sought from all taxing units having an interest in the property unless the offer is equal to or greater than the minimum bid set forth on the following pages. In the event the offer is equal to or greater than the minimum bid, a taxing unit may accept the offer without further approval or acceptance being sought from another taxing unit. Regardless, the taxing units are not under any legal obligation to accept any offer made on a Trust property.

In order to submit a bid on a property, please write out your bid amount in the rightmost field corresponding to the property you wish to purchase and complete the requested information. PLEASE RETURN THE BID AND PAYMENT TO THE FAYETTE COUNTY APPRAISAL DISTRICT, 111 S. Vail Street, La Grange, Texas 78945. PAYMENT MUST BE MADE IN FULL BY PERSONAL CHECK, MONEY ORDER OR CASHIER’S CHECK. In the event you are the successful bidder, you will be notified as soon as practicable. A deed without warranty will be issued as soon as the payment is fully processed.

If you have additional questions, you may contact attorney John T. Banks at: office (512) 302-0190; cell (512) 659-4240; or by email [jbanks@pbfc.com](mailto:jbanks@pbfc.com).

**Note:** The taxing units reserve the right to accept or reject any and/or all offers. It is the responsibility of anyone making an offer on trust property to research the property. No title insurance or survey will be provided. Property is sold “as is” and “without warranty.” Moreover, the property will be conveyed subject to any municipal maintenance/clean up liens encumbering the property. It must also be emphasized that the “appraised value” of a property is the value assigned to the property by the Appraisal District; however, there is no assurance, guarantee or representation that the property can be marketed and sold for the appraised value.

**BID SUBMISSION FOR FAYETTE COUNTY TRUST PROPERTIES**

Submitted by:  
 Name & Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Name to appear on Deed: \_\_\_\_\_

Signature of Submitting Party: \_\_\_\_\_ Date: \_\_\_\_\_

TAX SUIT # DEFENDANT	Legal Description / Address (if available)	Your Bid
<b>1836</b> <b>Fayette CAD vs.</b> <b>Vernon W. Roberson</b>  Date of original tax foreclosure sale: JANUARY 11, 1995	A001 ALLEY T 1/4 LG, ACRES 0.550, NO BLDGS OR M H; SUIT FILED ( <b>Account No. R30348</b> )  <b>2015 Appraised Value: \$5,610</b> <b>Minimum Bid: \$1,215</b> <b>Situs: CR 109 (EASEMENT) WEST POINT AREA</b>	
<b>1147</b> <b>Fayette CAD vs.</b> <b>Charles F. Kuhlee</b>  Date of original tax foreclosure sale: OCTOBER 14, 1992	HILLTOP, J.H. MOORE ½ LGE. A071(438), BLOCK 1, ACRES 0.0907, 3,952 SFT, NO BLDGS OR M H ( <b>Account No. R37811</b> )  <b>2015 Appraised Value: \$4,740</b> <b>Minimum Bid: \$2,230</b> <b>Situs: MADISON &amp; MONROE, LA GRANGE, TX 78945</b>	
<b>2994</b> <b>FAYETTE CAD</b> <b>VS.</b> <b>LUDVIK LEO</b> <b>HRNCIR,</b> <b>DECEASED, ET AL</b>  Date of original tax foreclosure sale: JUNE 7, 2005	Tract 2: Lot 352, Clear Lake Pines Subdivision, section 3, Fayette County, Texas as more particularly described in a warranty deed recorded at volume 445, page 236 et seq of the Deed Records of Fayette County, Texas. ( <b>Account No. R47699</b> )  <b>2015 Appraised Value: \$3,670</b> <b>Minimum Bid: \$927</b> <b>Situs: Tonkawa Dr., La Grange, TX 78945</b>	

<p><b>2921</b> <b>FAYETTE CAD</b> <b>VS.</b> <b>JEROME F. BANSE,</b> <b>ET AL</b></p> <p>Date of original tax foreclosure sale: JUNE 7, 2005</p>	<p><b>Tract 1:</b> Lot No. 133, Clear Lake Pines, Section 2, a subdivision in Fayette County, Texas, being that property more particularly described in a warranty deed recorded in volume 1, page 19-20 et seq of the Map and Plat Records of Fayette County, Texas <b>(Account No. R28859)</b></p> <p><b>2015 Appraised Value: \$2,980</b> <b>Minimum Bid: \$2,380</b> <b>Situs: Deer Loop, La Grange, TX 78945</b></p>	
<p><b>2935</b> <b>FAYETTE CAD</b> <b>VS.</b> <b>UNKNOWN</b> <b>SHAREHOLDERS</b> <b>OF GLEN &amp;</b> <b>ASSOCIATES, INC.,</b> <b>ET AL</b></p> <p>Date of original tax foreclosure sale: NOVEMBER 2, 2004</p>	<p><b>Tract 1:</b> Lot 307, Clear Lake Pines, Section 3, a subdivision in Fayette County, Texas, being that property more particularly described in a warranty deed recorded at volume 712, page 835 et seq of the Real Property Records of Fayette County, Texas. <b>(Account No. R28987)</b></p> <p><b>2015 Appraised Value: \$2,960</b> <b>Minimum Bid: \$2,108</b> <b>Situs: Clear Lake Dr., La Grange, TX 78945</b></p>	
<p><b>2924</b> <b>FAYETTE CAD</b> <b>VS.</b> <b>RALPH S. HILL</b></p> <p>Date of original tax foreclosure sale: NOVEMBER 2, 2004</p>	<p><b>Tract 1:</b> Lot 476, Clear Lake Pines, Section 4, a subdivision in Fayette County, Texas, more particularly described in a warranty deed recorded at volume 737, page 785 et seq of the Deed Records of Fayette County, Texas. <b>(Account no. R29125)</b></p> <p><b>2015 Appraised Value: \$2,340</b> <b>Minimum Bid: \$1,870</b> <b>Situs: Cindy Circle, La Grange, TX 78945</b></p>	
<p><b>3065</b> <b>FAYETTE CAD</b> <b>VS.</b> <b>LARRY P. CULP, ET</b> <b>AL</b></p> <p>Date of original tax foreclosure sale: JUNE 7, 2005</p>	<p><b>Tract 1:</b> Lot 483, Clear Lake Pines, section 4, Fayette County, Texas being that property more particularly described at Volume 1, Page 32 et seq of the Map and Plat Records of Fayette County, Texas. <b>(Account No. R29132)</b></p> <p><b>2015 Appraised Value: \$1,990</b> <b>Minimum Bid: \$1,415</b> <b>Situs: Red Fox Rd., La Grange, TX 78945</b></p>	
<p><b>3178</b></p>	<p><b>Tract 1:</b> .26 acres, more or less, out of the Andrew Castleman League, Fayette County, Texas being</p>	

<p><b>FAYETTE CAD VS. ROOSEVELT PHILLIPS</b></p> <p>Date of original tax foreclosure sale: DECEMBER 5, 2006</p>	<p>more particularly described in a Deed Recorded at Volume 554, Page 498, et seq of the Deed Records of Fayette County, Texas. <b>(Account No. R31620)</b></p> <p><b>2015 Appraised Value: \$1,130</b> <b>Minimum Bid: \$1,130</b> <b>Situs: Hwy 71 W. Plum, TX 78952</b></p>	
<p><b>2755 FAYETTE CAD VS. ISABEL WHITE, ET AL</b></p> <p>Date of original tax foreclosure sale: DECEMBER 5, 2006</p>	<p><b>Tract 1:</b> A tract of land, 2.739 acres, more or less, located in the W. Hamilton Survey, Abstract 52, Fayette County, Texas <b>(Account No. R46411)</b></p> <p><b>2015 Appraised Value: \$24,290</b> <b>Minimum Bid: \$3,676</b> <b>Situs: FM 154 West Point-Muldoon Area</b></p>	
<p><b>3188 FAYETTE CAD VS. JENNIE MAE CLARK JOHNS, ET AL</b></p> <p>Date of original tax foreclosure sale: DECEMBER 5, 2006</p>	<p><b>Tract 1:</b> .14 acres, being 6,098.4 square feet, in block K, Gar-Zap Addition to the City of Flatonia, Fayette County, Texas said property being more particularly described in a deed recorded at volume 246, page 279 et seq of the deed records of Fayette County, Texas <b>(Account No. R28104).</b></p> <p><b>2015 Appraised Value: \$1,590</b> <b>Minimum Bid: \$1,280</b> <b>Situs: Hackberry Street, Flatonia, TX 78941</b></p>	
<p><b>3311 FAYETTE CAD VS. DANIEL R. BOWLING, ET AL</b></p> <p>Date of original tax foreclosure sale: AUGUST 4, 2009</p>	<p><b>Tract 1:</b> 1.24 acres, more or less, out of the M. Muldoon League, Abstract 76, Fayette County, Texas and being that property more particularly described in a Deed recorded at Volume 1162, Page 491, et seq of the Official Records of Fayette County, Texas. <b>(Account No. 27979)</b></p> <p><b>2015 Appraised Value: \$45,910</b> <b>Minimum Bid: \$17,063.15</b> <b>Situs: Hackberry St., Flatonia, TX 78941</b></p>	
<p><b>3388 FAYETTE CAD VS. SAVANNA</b></p>	<p><b>Tract 1:</b> Being .50 acres, more or less, out of the Muldoon League, Abstract 14, Fayette County, Texas, being more particularly described in Volume 821, page 207, and Volume 828, Page 684 et seq., Official Records of Fayette County, Texas. <b>(Account No. R27971)</b></p>	

<p><b>HOWARD, ET AL</b></p> <p>Date of original tax foreclosure sale: JUNE 3, 2014</p>	<p><b>2015 Appraised Value: \$4,810</b> <b>Minimum Bid: \$2,797.29</b> <b>Situs: Walnut St. (Eastment), Flatonia, TX 78941</b></p>	
<p><b>3383</b> <b>FAYETTE CAD</b> <b>VS.</b> <b>THE UNKNOWN</b> <b>HEIRS OF PETER J.</b> <b>ARNOTT, ET AL</b></p> <p>Date of original tax foreclosure sale: JUNE 3, 2014</p>	<p><b>Tract 1:</b> Being Lot 208, Clear Lake Pines, Section 2, Fayette County, Texas, according to the map or plat thereof recorded in Volume 1, pages 19 and 20, Map or Plat Records of Fayette County, Texas. <b>(Account No. 28914)</b></p> <p><b>2015 Appraised Value: \$3,560</b> <b>Minimum Bid: \$2,589.12</b> <b>Situs: Stephen Lane, La Grange, TX 78945</b></p>	
<p><b>3448</b> <b>FAYETTE CAD</b> <b>VS.</b> <b>LAKE IN THE</b> <b>PINES INC., ET AL</b></p> <p>Date of original tax foreclosure sale: JUNE 3, 2014</p>	<p><b>Tract 1:</b> Being Lot 371, Section 3, Clear Lake Pines Subdivision, Fayette County, Texas and being more particularly described in Volume 571 at Page 38 et seq., Deed Records of Fayette County, Texas. <b>(Account No. R29191)</b></p> <p><b>2015 Appraised Value: \$4,910</b> <b>Minimum Bid: \$1,058.02</b> <b>Situs: Hunters Trail, La Grange, TX 78945</b></p>	
<p><b>3448</b> <b>FAYETTE CAD</b> <b>VS.</b> <b>LAKE IN THE</b> <b>PINES INC., ET AL</b></p> <p>Date of original tax foreclosure sale: JUNE 3, 2014</p>	<p><b>Tract 2:</b> Being Lot 370, Section 3, Clear Lake Pines Subdivision, Fayette County, Texas and being more particularly described in Volume 571 at Page 38 et seq., Deed Records of Fayette County, Texas. <b>(Account No. R29190)</b></p> <p><b>2015 Appraised Value: \$5,960</b> <b>Minimum Bid: \$1,247.49</b> <b>Situs: Hunters Trail &amp; Red Fox Rd., La Grange, TX 78945</b></p>	
<p><b>3491</b> <b>FAYETTE CAD</b> <b>VS.</b> <b>DEWITT C. PRIDDY</b> <b>JR., ET AL</b></p>	<p><b>Tract 1:</b> Being Lot 134, Clear Lake Pines, Section Two, according to the map or plat thereof recorded in Volume 1, pages 19-20, Map Records of Fayette County, Texas. <b>(Account No. R28860)</b></p>	

<p>Date of original tax foreclosure sale: JUNE 3, 2014</p>	<p><b>2015 Appraised Value: \$3,000</b> <b>Minimum Bid: \$1,851.72</b> <b>Situs: Deer Loop, La Grange, TX 78945</b></p>	
<p><b>3501 FAYETTE CAD VS. UNKNOWN HEIRS OF BARBARA KAY LOCKWOOD AKA BARBARA KAY DICKSON</b></p> <p>Date of original tax foreclosure sale: DECEMBER 6, 2016</p>	<p><b>Tract 3:</b> Lot 112, Clear Lake Pines, Section 2, being more particularly described in Volume 542, page 352, Deed Records of Fayette County, Texas (Tax Account No. 28840).</p> <p><b>Adjudged Value: \$2,710</b> <b>Situs:</b> Clear Lake &amp; Deer Loop, La Grange</p>	
<p><b>3501 FAYETTE CAD VS. UNKNOWN HEIRS OF BARBARA KAY LOCKWOOD AKA BARBARA KAY DICKSON</b></p> <p>Date of original tax foreclosure sale: DECEMBER 6, 2016</p>	<p><b>Tract 4:</b> Lot 113, Clear Lake Pines, Section 2, being more particularly described in Volume 595, page 532, Deed Records of Fayette County, Texas (Tax Account No. 28841).</p> <p><b>Adjudged Value: \$3,730</b> <b>Situs:</b> Deer Loop, La Grange</p>	
<p><b>3510 FAYETTE CAD VS. MICHAEL R. ROY, ET AL</b></p> <p>Date of original tax foreclosure sale:</p>	<p><b>Tract 1:</b> Being certain 0.64 acres, more or less, out of the John F. Berry League, Abstract 16, being more particularly described in Volume 935, Page 425, Official Records of Fayette County, Texas (Tax Account No. R52283).</p> <p><b>Adjudged Value: \$17,470</b></p>	

DECEMBER 6, 2016	<b>Situs: 7138 FM 153 Winchester Area</b>	
<b>3519</b> <b>FAYETTE CAD VS.</b> <b>ROBERT M.</b> <b>CUMMINGS, ET AL</b>	<b>Tract 1:</b> Lot 281, Clear Lake Pines Section 3, Fayette County, Texas, being more particularly described in the map or plat thereof recorded in Volume 1, Pages 25 and 26, Map or Plat Records of Fayette County, Texas (Tax Account No. R28974).	
Date of original tax foreclosure sale: DECEMBER 6, 2016	<b>Adjudged Value: \$3,200</b> <b>Situs: Stephen Lane, La Grange</b>	
<b>3525</b> <b>FAYETTE CAD VS.</b> <b>JULIA MORGAN</b>	<b>Tract 1:</b> Lot 190, Clear Lake Pines, Section 2, Fayette County, Texas, according to the map or plat thereof recorded in Volume 1, pages 19 and 20, Map or Plat Records of Fayette County, Texas (Tax Account No. R47715).	
Date of original tax foreclosure sale: DECEMBER 6, 2016	<b>Adjudged Value: \$4,960</b> <b>Situs: Stephen La &amp; Tonkawa Trail</b>	
<b>3530</b> <b>FAYETTE CAD VS.</b> <b>UNKNOWN HEIRS</b> <b>OF CARLTON R.</b> <b>REGAN, ET AL</b>	<b>Tract 1:</b> Lot 459, Clear Lake Pines Section 4, Fayette County, Texas, according to the map or plat thereof recorded in Volume 1, Page 32, Map Records of Fayette County, Texas (Tax Account No. R29110).	
Date of original tax foreclosure sale: DECEMBER 6, 2016	<b>Adjudged Value: \$3,260</b> <b>Situs: Red Fox Rd &amp; Pine Circle</b>	