

Updated 4/27/2017

PerdueBrandonFielderCollins&Mott LLP  
ATTORNEYS AT LAW

220 WEST HOSPITAL,

NACOGDOCHES, TEXAS 75961

PHONE: 936.560.4522 FAX: 936.560.0642

WWW.PBFCM.COM

## STRUCK OFF TAX RESALE PROPERTY LIST

The Tax Resale list (also referred to as the Struck off List) represents only properties struck-off in Nacogdoches County. These are properties that did not sell at the Public Sheriff's Tax Sale Auction. Offers to purchase struck-off properties can be made through the Nacogdoches- Perdue Brandon Fielder Collins and Mott Law Office. An offer must be in writing using our Resale Form. Offers can be mailed or dropped off at the Nacogdoches Office.

Please refer all mail to: PERDUE BRANDON FIELDER COLLINS & MOTT, LLP: 220 W. Hospital Street, Nacogdoches, TX 75961. For all calls, please refer to contact person(s) in Nacogdoches office: Maria Sutterfield, 936-560-4522.

Please be sure to fill out the **Resale Offer Form** attached & include the following information in your offer:

1. Name, address and telephone number
2. Suit No. #
3. Property Parcel ID
4. Amount offered
5. Check for Bid Amount

All properties that are auctioned off will be available for Struck Off Tax Resale Bids immediately following the Sheriff's Tax Auction. Those properties will use the following guidelines:

1. **30 day waiting period after auction** (Day 1 being considered the day of the Sheriff's Tax Sale Auction)
2. **All Bids must be sealed**
3. **All Bids will be opened the Friday after the 30 days have been completed** (Note: in the event day 29 is a Friday they will be opened and processed the **Next Friday**.)
4. **The Highest Bidder will be sent out for approval to the taxing units.**
5. **Include all information on a Resale Offer Form** (Name, address, and telephone number; Suit No. #; Property Parcel ID; Amount offered; Check for Bid Amount)

**It is the responsibility of anyone making an offer on struck-off property to research the property. PROPERTY IS SOLD "AS IS" AND "WITHOUT WARRANTY".** An offer may be made on any parcel shown on the below struck-off list. The **taxing units** reserves the right to **accept or reject** any or all offers. **No title insurance or survey will be provided.**

**Original Owner:** Unknown Heirs of Kenneth Chatman, et al

**Suit No:** C0925019

**Parcel ID:** 28761

**Property:** Being Lot 35, Block 61 JAMES E. FORE SUBDIVISION 2<sup>nd</sup> ADDITION, City of Nacogdoches, Nacogdoches County, TX; more fully described in Volume 365, Page 530 Deed Records of Nacogdoches County, TX.

**Account No:** #18-202-6100-035000 (Randolph St.)

**Tax Sale Date:** June 1, 2010

**Appraised Value:** \$2,000.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** Unknown Heirs of Emmitt Patton, et al

**Suit No:** C1025986

**Parcel ID:** 27050

**Property:** Being described as Lot 13, Block 6, Section 4 of ARBOR OAKS SUBDIVISION, City of Nacogdoches, as set out and delineated on the map and plat of said subdivision as recorded in Volume 2, Page 52, Plat Records of Nacogdoches County, TX; also being described in conveyance from Joyce P. Andrews to Emmitt Patton in a deed dated October 16, 1991, recorded in Volume 794, Page 215, Real Property Records of Nacogdoches County, TX.

**Account No:** #18-022-5606-013000 (Georgia Oak)

**Tax Sale Date:** January 4, 2011

**Appraised Value:** \$8,000.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** Unknown Heirs of Ernest Jackson, et al

**Suit No:** C1026121

**Parcel ID:** 29534

**Property:** Being described as Lot 6, HOYA SUBDIVISION, City of Nacogdoches, Nacogdoches County, TX; more fully described in Volume 166, Page 23, Deed Records of Nacogdoches County, TX.

**Account No:** #18-298-5900-006000) 1524 (Coleman Street)

**Tax Sale Date:** August 2, 2011

**Minimum Bid at Auction:** \$8,648.00

**Appraised Value:** \$14,300.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** Unknown Heirs of Fay Ola Hannible, et al

**Suit No:** C1026251

**Parcel ID:** 32506

**Property:** Being described as Lot 4 1/2-A, block 58, ALLEN SEALE #1 SUBDIVISION, Nacogdoches County, TX; more fully described in Volume 424, Page 735, Deed Records of Nacogdoches County, TX.

**Account No:** #18-522-5800-004011 (Castleberry St.)

**Tax Sale Date:** August 2, 2011

**Minimum Bid at Auction:** \$9,553.00

**Appraised Value:** \$22,920.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** Carolyn McGown Sellers, et al

**Suit No:** C1026425

**Parcel ID:** 31378

**Property:** Being described as Lot 5, Block 1, out of the John G. Orton Survey, Nacogdoches County, Texas; more fully described in Volume 02796, Page 00169, Official Public Records; Nacogdoches County, TX.

**Account No:** #18-437-6201-005000 (1016 Orton St.)

**Tax Sale Date:** August 2, 2011

**Minimum Bid at Auction:** \$6,840.00

**Appraised Value:** \$7,200.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** Derek Crawford, et al

**Suit No:** C1228627

**Parcel ID:** 16467

**Property:** Being Lots one (1) and two (2), Block Four (4) of Carrizo Creek Mobile Home Subdivision; more fully described in Volume 1554, Page 177 Official Property Records, of Nacogdoches County Texas. Also, located on property a 16x76 Fleetwood Model Mobile Home, Label Number RAD1038184, Serial Number TXFLV12A29942FD11, Nacogdoches County, TX.

**Account No:** #06-085-0004-001000 (Kevin St) MOBILE HOME IS NO LONGER LOCATED ON PROPERTY

**Tax Sale Date:** May 5, 2015

**Appraised Value:** \$5,500.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** Unknown Heirs of Ernest Ray Swearinger, et al

**Suit No:** C1328975

**Parcel ID:** 27265

**Property:** Begin Lot 28 Block 61, in the Harvey Austin Subdivision located in the SYLVESTER MORELAND SURVEY; more fully described in Volume 366, Page 167 Nacogdoches County, Texas.

**Account No:** #18-026-6100-028000 (Old Tyler Rd)

**Tax Sale Date:** April 5, 2016

**Minimum Bid at Auction:** \$3,300.00

**Appraised Value:** \$3,300.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** UNKNOWN HEIRS OF JOHN HENRY AND VERNELL WASHINGTON, ET AL

**Suit No:** C1530993 (TRACT 1)

**Parcel ID:** 23661

**Property:** BEING LOT 8-F, BLOCK 43 LOCATED IN NACOGDOCHES COUNTY, TX; MORE FULLY DESCRIBED IN VOLUME 372, PAGE 788, DEED RECORDS, NACOGDOCHES COUNTY, NACOGDOCHES, TX.

**Account No:** #17-043-1008-060000 (POWERS ST.)

**Tax Sale Date:** November 1, 2016

**Minimum Bid at Auction:** \$3,000.00

**Appraised Value:** \$3,000.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** UNKNOWN HEIRS OF JOHN HENRY AND VERNELL WASHINGTON, ET AL

**Suit No:** C1530993 (TRACT 2)

**Parcel ID:** 23540

**Property:** BEING LOT SC, BLOCK 42 OUTLOT LOCATED IN NACOGDOCHES COUNTY, TX; MORE FULLY DESCRIBED IN VOLUME 372, PAGE 788, DEED RECORDS, NACOGDOCHES COUNTY, NACOGDOCHES, TX.

**Account No:** #17-042-2005-030000 (POWERS ST.)

**Tax Sale Date:** November 1, 2016

**Minimum Bid at Auction:** \$3,000.00

**Appraised Value:** \$3,000.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** UNKNOWN HEIRS OF IVERY LEE LOCKETT, ET AL

**Suit No:** C1530994

**Parcel ID:** 24451

**Property:** BEING THE WESTERN HALF OF LOTS 1 AND 2 IN THE ISAAC LEE SURVEY, ALSO BEING KNOWN AS LOT 32, BLOCK 53, MORE FULLY DESCRIBED IN VOLUME 478, PAGE 437, DEED RECORDS, NACOGDOCHES COUNTY, NACOGDOCHES, TX.

**Account No:** #17-053-0032-000000 (1300 CEDAR ST.)

**Tax Sale Date:** November 1, 2016

**Minimum Bid at Auction:** \$3,000.00

**Appraised Value:** \$3,000.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** WILLIAM & SHIRLEY LINSON, ET AL

**Suit No:** C1631569

**Parcel ID:** 30779

**Property:** BEING LOT 3A BLOCK 2, PART OF THE W NIM MUCKLERROY ADDITION IN THE FERRIS MONTGOMERY SURVEY, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1376, PAGE 164, ON INSTRUMENT FILED SEPTEMBER 24, 1999, NACOGDOCHES COUNTY, TEXAS

**Account No:** #18-405-6302-003010 (123 MUCKLERROY ST.)

**Tax Sale Date:** November 1, 2016

**Minimum Bid at Auction:** \$3,300.00

**Appraised Value:** \$3,300.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** UNKNOWN HEIRS OF MARIAH PRUITT, ET AL

**Suit No:** C1430417

**Parcel ID:** 23532

**Property:** BEING LOT 3D, BLOCK 42, IN VOLUME 396, PAGE 352, DEED RECORDS OF NACOGDOCHES COUNTY, TX.

**Account No:** #17-042-2003-040000 (POWERS ST.)

**Tax Sale Date:** MARCH 7, 2017

**Minimum Bid at Auction:** \$4,000.00

**Appraised Value:** \$4,000.00

**Struck Off To:** NACOGDOCHES ISD

**Original Owner:** UNKNOWN HEIRS OF JUANITA FUNCHESS ET AL

**Suit No:** C1530734

**Parcel ID:** 33096,33097,33098- All being the same 1.82 ac.

**Property:** BEING A 1.82 AC. TRACT, P.S. PADILLA SURVEY, A-44, IN VOLUME 457, PAGE 460, DEED RECORDS OF NACOGDOCHES COUNTY, TX (OLD TYLER RD.)

**Account No:** #18-602-5000-006000(1/3INT.) #18-602-5000-006001(1/3 INT.) #18-602-5000-006002(1/3 INT)

**Tax Sale Date:** MARCH 7, 2017

**Minimum Bid at Auction:** \$9,900.00

**Appraised Value:** \$9,900.00

**Struck Off To:** NACOGDOCHES ISD

**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, LLP DOES NOT WARRANT THE QUALITY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION IN THIS NOTICE IS NOT INTENDED TO NOR DOES IT CREAT ANY ATTORNEY-CLIENT RELATIONSHIP BETWEEN THE READER AND PERDUE BRANDON FIELDER COLLINS & MOTT, LLP.**

**Nacogdoches Central Appraisal District's Official Website for property information and mapping information is: [WWW.NACOCAD.ORG](http://WWW.NACOCAD.ORG)**

# Perdue Brandon Fielder Collins & Mott LLP

ATTORNEYS AT LAW

The Tax Resale list (also referred to as the Struck off list) represents only properties struck-off in Nacogdoches County. These are properties that did not sell at the Public Sheriff's Tax Sale Auction. Offers to purchase struck-off properties can be made through our office. An offer must be in writing using our Resale Form. Offers can be mailed or dropped off at the Nacogdoches Office.

Please refer all mail to: PERDUE, BRANDON, FIELDER, COLLINS & MOTT, 220 W. HOSPITAL, NACOGDOCHES, TX 75961. For all calls, please refer to the NACOGDOCHES office: Maria Sutterfield @ 936-560-4522

Please be sure to fill out the **Resale Offer Form** below and include the following information in your offer:

1. **Name, address and telephone number**
2. **suit No. # and Property Parcel ID**
3. **Amount offered**
4. **Check for Bid Amount**

All properties that are auctioned off will be available for Struck Off Tax Resale Bids immediately following the Sheriff's Tax Auction. Those properties will use the following guidelines:

1. **30 day waiting period after auction** (Day 1 being considered the day of the Sheriff's Tax Sale Auction)
2. **All Bids must be sealed**
3. **All Bids will be opened the Friday after the 30 days have been completed** (Note: in the event day 29 is a Friday they will be opened and processed the Next Friday.)
4. **The Highest Bidder will be sent out for approval to the taxing units.**
5. **Include all information on a Resale Offer Form** (Name, address, and telephone number; Suit No. #; Property Parcel ID; Amount offered; Check for Bid Amount)

**\*AN UPDATED AND CURRENT LIST OF ALL PROPERTIES AVAILABLE FOR RESALE CAN BE VIEWED AT: <http://pbfc.com/pdf/nacogdochescountytaxresale.pdf>. ALL BIDS MUST BE SUBMITTED USING THE FORM FOLLOWING THIS DISCLAIMER.**

\* 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

### RESALE OFFER FORM

An offer may be made on any parcel shown on the Property List. Enter the amount of the offer for each parcel. The taxing units in Nacogdoches County reserve the right to accept or reject any or all offers. No title insurance or survey will be provided. It is the responsibility of anyone making an offer on struck-off property to research the property.

**PROPERTY IS SOLD "AS IS", "WHERE IS", AND "WITHOUT WARRANTY"**

<b><u>Property ID Number &amp; SUIT #</u></b>	<b><u>Amount of Offer</u></b>	<b><u>Appraised Value</u></b>

--	--	--

**By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Code. I further understand that I will become immediately responsible for post-judgment taxes if I am the successful bidder on the property. I agree to indemnify the appraisal district and its agent and its attorney from any action or damages arising from the purchase of the property and agree to submit any dispute to the American Arbitration Association for resolution.**

(1)

*\*\*It is necessary that the bidders satisfy themselves concerning the location of the property on the ground prior to the bid. \*\* Note an offer will not be considered if a check for the bid amount is not enclosed with the offer form. \*\**

\_\_\_\_\_  
Bidder's Name (Typed or Printed)  
(name wanted on deed)

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Bidder's Address  
(address wanted on deed)

\_\_\_\_\_  
Bidder's Telephone

\_\_\_\_\_  
City, State, Postal Code

\_\_\_\_\_  
Date

COMMENTS OR QUESTIONS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_