



WOOD COUNTY TAX SALES FOR **FEBRUARY 4, 2025**

LOCATION: Official Door of the Courthouse

TIME: 1:30 PM

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 officer conducting the sale for more information about this requirement.
- 5) For more information regarding any sale listed below, please contact the PBFcm TYLER office at (903) 597-7664 or sfleming@pbfc.com.

FOR ADDITIONAL INFORMATION ABOUT THESE PROPERTIES (SUCH AS ADDRESSES, MAPS, ETC.) VISIT <https://www.woodcad.net>

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

WOOD COUNTY TAX SALE – FEBRUARY 4, 2025

PROPERTIES ARE SOLD SUBJECT TO POST JUDGMENT TAXES WHICH ARE PAID SEPARATELY FROM THE BID AMOUNT

Cause No:	Style of Case:	Legal Description (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	PROPERTY NUMBER	Notes
District Court:		Property Address (Per Appraisal District):				
Judgment Date:						
T-3564 402ND JUDICIAL DISTRICT COURT 28-Aug-24	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. REED BARNETT, ET AL	ABS 0419; MCNUTT W B; TRACT 20; 1.0 ACRES Co Rd 2325 Mineola , TX 75773	\$18,000.00	\$14,620.71	000018670	SUBJECT TO POST JUDGMENT TAXES FOR 2024
T-3880 402ND JUDICIAL DISTRICT COURT 2-Dec-22	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. STEPHEN K & STACEY F DANIEL ET AL	LOT 149 BLK D WATER WOOD ESTS .1263 HOLIDAY VILLAGES OF FORK Sioux Quitman TX 75783	\$13,750.00	\$3,863.59	R73115	SUBJECT TO POST JUDGMENT TAXES FOR 2022-2024
T-3880 402ND JUDICIAL DISTRICT COURT 2-Dec-22	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. STEPHEN K & STACEY F DANIEL ET AL	LOT 150 BLK D WATER WOOD ESTS .1263 HOLIDAY VILLAGES OF FORK Sioux Quitman TX 75783	\$13,750.00	\$3,662.44	R73116	SUBJECT TO POST JUDGMENT TAXES FOR 2022-2024

T-3920	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. ALFRED BRINKLEY EST, ET AL	LOT 3C BLK E .1722 MINEOLA TOWNSITES 222 Harris St Mineola, TX 75773	\$500.00	\$500.00	000036838	SUBJECT TO POST JUDGMENT TAXES FOR 2017-2024
30-May-17						
T-3976	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. ERIKA MARIE PHILLIPS	0.010681 0008600 BLALOCK- GOLDSMITH WYNN- CROSBY OPER OR	\$16,100.00	\$3,996.38	N20088725	NO POST JUDGMENT TAXES DUE
31-Jul-20						
T-3976	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. ERIKA MARIE PHILLIPS	0.006563 0009400 BLALOCK J A -A- WYNN-CROSBY OPER OR	\$14,960.00	\$3,143.19	N20088726	NO POST JUDGMENT TAXES DUE
31-Jul-20						
T-3976	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. ERIKA MARIE PHILLIPS	0.007152 0500266 BLALOCK J A A6 & A7 WYNN CROSBY OPER RI	\$2,880.00	\$1,003.71	N20088727	NO POST JUDGMENT TAXES DUE
31-Jul-20						
T-4443	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. SAM TEYMOURPOUR	LOT 3 BLK 1 .2733 HOLBROOK ACRES 143 Co Rd 2245 Mineola, TX 75773	\$78,650.00	\$12,353.67	000060795	SUBJECT TO POST JUDGMENT TAXES FOR 2024
28-Aug-24						

T-4461 402ND JUDICIAL DISTRICT COURT 28-Aug-24	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. PSC PROPERTY FUND LLC	ABS 0185; ENGLISH S; BLOCK PT TR 28; 4.7928 ACRES LOOP 565 Mineola, TX 75773	\$86,270.00	\$11,680.35	000101495	SUBJECT TO POST JUDGMENT TAXES FOR 2024
T-4505 402ND JUDICIAL DISTRICT COURT 28-Aug-24	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. SHELLEY STONE	LOT 13 BLK 1 .2755 NUSS ADD 230 PAT DR Mineola, TX 75773	\$319,620.00	\$15,029.51	000056231	SUBJECT TO POST JUDGMENT TAXES FOR 2024
T-4514 402ND JUDICIAL DISTRICT COURT 1-Mar-24	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. JERRY LEE BADGERO	LOT 43 BLK A (TIMBER LAKE ESTATES) .1148 HOLIDAY VILLAGES OF FORK Cheyenne QUITMAN, TX 75783	\$18,750.00	\$8,698.00	R73441	SUBJECT TO POST JUDGMENT TAXES FOR 2024

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