



PANOLA COUNTY SALES FOR **APRIL 1, 2025**

Panola County Courthouse, East Door

110 Sycamore St

Carthage, TX 75633

SCHEDULED FOR 1:00 P.M.

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 (or the first day after a holiday) 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) The winning bidder must pay the full amount of their bid on the day of the Sale. **Payment may be made by business, personal or cashier check - PAYABLE TO PERDUE, BRANDON LAW FIRM. No cash or credit cards accepted.**
- 5) For more information about the sales on this page, please contact the Perdue, Brandon Tyler office at (903) 597-7664 - Stacy Fleming ext. 3204/sfleming@pbfcm.com .

FOR ADDITIONAL INFORMATION ON PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.) VISIT www.panolacad.org

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, COMERCIALIZABILIDAD, 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.



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BUYER IS RESPONSIBLE FOR POST JUDGMENT TAXES IF APPLICABLE - SEPARATE FROM THE BID AMOUNT

Cause No:	District Court:	Judgment/Warrant Date:	Style of Case:	Legal Description:	Estimated Minimum:	Account #	Notes
2021-149	123 rd DISTRICT COURT	12/18/2024	CARTHAGE ISD, ET AL vs. ALEJANDRA & CRESENCIO ZARATE	AB 422 J MCADAMS P-20, 20.970 ACRES, MORE OR LESS	\$16,350.98	GEO: 00422-00524-00000-000000 PARCEL ID: 41950	SUBJECT TO 2024 TAXES
2023-266	123 rd DISTRICT COURT	12/18/2024	CARTHAGE ISD, ET AL vs. STEFANIE L. HAYDEN	BLK 608 LT 4 P-4, 0.4591 ACRES, MORE OR LESS	\$15,148.23	GEO: 01450-00620-00000-000000 PARCEL ID: 15993	SUBJECT TO 2024 TAXES
2023-253	123 rd DISTRICT COURT	2/7/2025	CARTHAGE ISD, ET AL vs. DAWN HELLEN LAMBERT ESTATE	BLK 253 PT LT 2, PT LT 6, 0.2617 ACRES, MORE OR LESS	\$16,390.24	GEO: 01420-00130-00000-000000 PARCEL ID: 1007	SUBJECT TO 2024 TAXES