



**ANGELINA COUNTY SALES FOR JUNE 3, 2025
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. All sales are final. There are NO refunds. 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) Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.
- 5) If you have any questions, please call (903) 597-7664
- 6) You can access the Angelina County Appraisal District Website @: <https://esearch.angelinacad.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, 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.

*****BUYER IS RESPONSIBLE FOR POST JUDGMENT TAXES*****

| Case No. | Legal Description/Address (if available) | Adjudged Value | Estimated Minimum Bid |
|---|--|----------------|-----------------------|
| TX-0660 Zavalla ISD v. Ronny E. Andrews Estate | 0.18 ACRE, MORE OR LESS, TRACT 16, SUSAN JOHNSON SURVEY, VOLUME 2048, PAGE 186, FILED SEPTEMBER 15, 2004, DEE RECORDS OF ANGELINA COUNTY, TEXAS ACCOUNT # 29846 | \$54,130.00 | \$12,469.31 |
| TX-0837 Zavalla ISD v. Tim Stewart, Sr. and Berneida Stewart Estate | 0.97 ACRES, MORE OR LESS, IN THE F. HAWKINS SURVEY, ABSTRACT 1009, DEED RECORDED IN VOLUME 965, PAGE 718, FILED MAY 5, 1994, DEED RECORDS OF ANGELINA COUNTY, TEXAS, FILED, PID # 37491 | \$23,270.00 | \$9,497.71 |
| TX-1188 Central ISD v. Gene E. Gray, Et Al | BLOCK 5 LOTS 3.2-5-6.1, CANNON HILL SUBDIVISION, ABSTRACT NUMBER 3445, DEED RECORDED IN VOLUME 412, PAGE 472, DATED MAY 16, 1974, DEED RECORDS OF ANGELINA COUNTY, TEXAS, PID # 40153 (GEO 3445-382-005-004-00). | \$61,150.00 | \$14,790.13 |
| TX-1222 Zavalla ISD v. Bruce Geigerman, Et Al | 0.2 ACRES, MORE OR LESS, TRACT 8.12, PART OF THE Z. C. JOHNSON SURVEY, MULBERRY RIDGE SECTION II, ABSTRACT NUMBER 370 DEED RECORDED ON SEPTEMBER 4, 1992, VOLUME 887, PAGE 585, DEED RECORDS OF ANGELINA COUNTY, TEXAS, PID # 29534. | \$27,380.00 | \$6,340.74 |

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