



HUNT COUNTY SALES FOR **JUNE 3, 2025**

HUNT COUNTY COURTHOUSE, 2ND FLOOR

2507 LEE ST, GREENVILLE TX

SCHEDULED FOR 10:00 A. 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 and within the time set by the Constable's Office. Payment must be made by Cashier's Check only PAYABLE TO HUNT COUNTY CONSTABLE PCT 1. No cash and no personal checks will be accepted. The Constable's office is located at 2801 STUART ST, GREENVILLE TX 75401 (903) 453-6891**
- 5) As required by the Texas Property Tax Code Section 34.011, HUNT COUNTY requires a bidder to obtain a Certification stating they do not owe any taxes in Hunt County. Contact the Hunt County Tax Office for more information about this requirement. (903) 408-4000
- 6) 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@pbfcmlaw.com.

FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.) VISIT www.hunt-cad.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.



HUNT COUNTY SALES FOR **JUNE 3, 2025** FIRST TIME SALE

**BUYER IS RESPONSIBLE FOR POST JUDGMENT TAXES IF APPLICABLE –
TO BE PAID TO TAX OFFICE SEPARATE FROM THE BID AMOUNT**

Cause No:		Legal Description				
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Property Number	Notes
Judgment Date:						
TAX21872 196TH DISTRICT COURT 29-Sep-23	BLAND ISD vs. DELIA A CATHEY, DECEASED, ET AL	A0761 MOORE MARTIN, TRACT 11, ACRES 27.8328 and A0834 PILLANS P J, TRACT 91, ACRES 3.48 5258 HWY 380, Caddo Mills, TX	\$459,190.00 \$52,050.00	 \$58,011.93	R31279 R115350	SUBJECT TO POST JUDGMENT TAXES FOR 2023-2024
TAX22504 196TH DISTRICT COURT 15-Nov-24	HUNT COUNTY ET AL vs. ANTONIO CALZADO AND MARIBEL NIEVES CALZADO	A0941 STRICKLAND AMON, TRACT 12, ACRES 11.303 9539 Co Rd 2432, Terrell, TX 75160	 \$340,380.00	 \$39,252.27	 R98290	SUBJECT TO POST JUDGMENT TAXES FOR 2024
TAX22580 196TH DISTRICT COURT 29-Jul-24	HUNT COUNTY ET AL vs. MICHELLE A BURLESON	S5512 WHISPERING OAKS PHASE 3 LOT 3 ACRES 5.32 1735 Co Rd 2320 Terrell, TX 75160	 \$402,890.00	 \$19,071.79	R89860 (Kaufman Co. 48697)	SUBJECT TO POST JUDGMENT TAXES FOR 2024
TAX22633 354TH DISTRICT COURT 13-Mar-25	HUNT COUNTY ET AL vs. GREATER LAKE TAWAKONI COMMUNITY CENTER	A0257 DARNELL N H, TRACT 9, ACRES 2.938 TX-276, West Tawakoni, TX	 \$138,920.00	 \$20,137.72	 R23776	NO POST JUDGMENT TAXES DUE AT THIS TIME
TAX22680 354TH DISTRICT COURT 17-Sep-24	HUNT COUNTY, ET AL. vs. DONNA BLACKSTOCK	A0385 GRANT JAMES, TRACT C1, ACRES 1.37 610 CR 1044 Celeste, TX 75423	 \$285,100.00	 \$34,624.90	 R25255	SUBJECT TO POST JUDGMENT TAXES FOR 2024

TAX22680 354TH DISTRICT COURT 17-Sep-24	HUNT COUNTY, ET AL. vs. DONNA BLACKSTOCK	A0385 GRANT JAMES,TRACT C31, ACRES 3.0 2569 CR 1044 Celeste, TX 75423	\$148,160.00	\$19,455.54	R25291	SUBJECT TO POST JUDGMENT TAXES FOR 2024
TAX22721 196TH DISTRICT COURT 13-Mar-25	HUNT COUNTY, ET AL. vs. JEFFREY S AND TARA L BURTON	S5657 WOODCREEK ESTATES ADDITION LOT 26 ACRES .75 (UNREC) Private Rd 3829 Quinlan, TX 75474	\$60,750.00	\$4,539.75	R90426	NO POST JUDGMENT TAXES DUE AT THIS TIME
TAX22721 196TH DISTRICT COURT 13-Mar-25	HUNT COUNTY, ET AL. vs. JEFFREY S AND TARA L BURTON	S5657 WOODCREEK ESTATES ADDITION LOT 25 ACRES .75 (UNREC) And S5657 WOODCREEK ESTATES ADDITION LOT 25A S#ATH002464TXA S#ATH002464TXB HUD# NTA1963832;HUD#2 NTA1963833;TITLE # MH00838647 9437 Private Rd 3829, Quinlan, TX 75474	\$85,030.00 \$109,630.00	 \$20,328.50	R90425 R233524	NO POST JUDGMENT TAXES DUE AT THIS TIME