



WOOD COUNTY TAX SALES FOR **JUNE 3, 2025**

LOCATION: Official Door of the Courthouse

100 S MAIN ST, QUITMAN TX 75783

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@pbfcml.com.

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

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/CONSTABLE'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.



WOOD COUNTY TAX SALE – JUNE 3, 2025

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

Cause No:		Legal Description (Per Appraisal District):				
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	PROPERTY NUMBER	Notes
Judgment Date:						
T-3677 402ND JUDICIAL DISTRICT COURT 22-Sep-15	WOOD COUNTY, ET AL vs. CLEAR LAKES RESORT, INC., ET AL	ABS 0387; MARTIN G F; TRACT BROOD LAKE; 12.5 ACRES (CAD - 101578) BROOD LAKE, QUITMAN, TX 75783	\$38,190.00	\$10,000.19	R340621 (PID#101578)	SOLD SUBJECT TO 2015-2024 TAXES
T-3677 402ND JUDICIAL DISTRICT COURT 22-Sep-15	WOOD COUNTY, ET AL vs. CLEAR LAKES RESORT, INC., ET AL	ABS 0097; CROTHERS M; TRACT WELLS LK; 3.75 ACRES (CAD - 101582) WELLS LAKE, QUITMAN, TX 75783	\$17,210.00	\$4,687.13	R340625 (PID#101582)	SOLD SUBJECT TO 2015-2024 TAXES
T-3677 402ND JUDICIAL DISTRICT COURT 22-Sep-15	WOOD COUNTY, ET AL vs. CLEAR LAKES RESORT, INC., ET AL	ABS 0097; CROTHERS M; TRACT TAYLOR LAKE; 1.8 ACRES (CAD - 101583) TAYLOR LAKE, QUITMAN, TX 75783	\$9,780.00	\$2,805.57	R340626 (PID#101583)	SOLD SUBJECT TO 2015-2024 TAXES

T-3953	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. WILLIAM TROY CRAVER	LOT 1B BLK 16 .2044 HAM ADD 707 University St, Mineola, TX 75773	\$11,440.00	\$11,440.00	000055021	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						
T-4044	YANTIS INDEPENDENT SCHOOL DISTRICT vs. FRANK D. MORGAN	LOT 38 .419 DAVIS SUB NEXT TO 331 CR 1943, Yantis, TX 75497	\$6,500.00	TBD	R51379	PULLED
402ND JUDICIAL DISTRICT COURT						
28-Aug-24						
T-4044	YANTIS INDEPENDENT SCHOOL DISTRICT vs. FRANK D. MORGAN	LOT 39 .418 DAVIS SUB NEXT TO 331 CR 1943, Yantis, TX 75497	\$6,500.00	TBD	R51380	PULLED
402ND JUDICIAL DISTRICT COURT						
28-Aug-24						
T-4134	WOOD COUNTY, ET AL vs. YOSHIKI MIYAZAKI	0.000958 0500373 BEULAH HARGETT EXXON MOBIL CORP RI HAWKINS, TX 75765	\$4,140.00	\$1,442.12	N373901	NO POST JUDGMENT TAXES DUE
402ND JUDICIAL DISTRICT COURT						
3-Oct-18						
T-4585	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. ROBERT BARRETT WHITE	LOT 5,6,4PT BLK 3 .4293 NUSS ADD 330 NUSS DR, Mineola, TX 75773	\$177,290.00	\$1,195.57	000040848	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						

T-4585	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. ROBERT BARRETT WHITE	ABS 0117; CHARLTON N B; TRACT 1; 15.58 ACRES Mineola, TX 75773	\$124,640.00	\$1,646.35	000013069	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						
T-4585	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. ROBERT BARRETT WHITE	ABS 0353; KEATON J H; TRACT 6; 35.41 ACRES 413 Co Rd 2650, Mineola, TX 75773	\$366,320.00	\$1,587.93	000017123	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	ABS 0097; CROTHERS M; TRACT 47; 9.98 ACRES ABS 0097; CROTHERS M; TRACT 49; 1.52 ACRES 1005 TX-37, Quitman, TX 75783	\$898,740.00 \$235,260.00	\$44,877.10	R12383 R69058	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	ABS 0149; DESPALLIER C; TRACT 5; 301.5 ACRES Quitman, TX 75783	\$48,990.00	2,172.79	R13685	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	ABS 0149; DESPALLIER C; TRACT 3; 25.0 ACRES Quitman, TX 75783	\$5,000.00	\$421.56	R13686	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						

T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	ABS 0205; FERGUSON D; TRACT 23; 15.7 ACRES Quitman, TX 75783	\$86,350.00	\$324.00	R14757	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	ABS 0296; HARE R; TRACT 1; 212.43 ACRES Co Rd 2140, Quitman, TX 75783	\$1,194,890.00	\$2,721.13	R16440	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	LOT 43 BLK 1 .2755 CLEAR LAKES ZONE 2 (ASSESSED TO MICHAEL L BROWN) 214 Co Rd 2147, Quitman, TX 75783	\$61,700.00	\$2,468.13	R26398	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	LOT 146 BLK 2 .2778 CLEAR LAKES ZONE 2 Co Rd 2180, Quitman, TX 75783	\$3,500.00	\$361.81	R26494	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	LOT 151 BLK 2 .6334 CLEAR LAKES ZONE 2 FM778, Quitman, TX	\$3,500.00	\$361.81	R26499	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						

T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	LOT 153 BLK 2 .3421 CLEAR LAKES ZONE 2 FM778, Quitman, TX	\$3,500.00	\$361.81	R26501	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	LOT 154 BLK 2 .3566 CLEAR LAKES ZONE 2 FM778, Quitman, TX	\$3,500.00	361.81	R26502	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	LOT 571 BLK 2 .0826 CLEAR LAKES ZONE 3 Co Rd 2171,Quitman , TX 75783	\$500.00	\$242.40	R27189	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	ABS 0097; CROTHERS M; TRACT 23; .5 ACRES Co Rd 2110, Quitman, TX 75783	\$9,000.00	\$541.89	R52659	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						
T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	ABS 0149; DESPALLIER C; TRACT 10; 12.439 ACRES Quitman, TX 75783	\$1,240.00	\$271.84	R64479	SOLD SUBJECT TO 2024 TAXES
402ND JUDICIAL DISTRICT COURT						
6-Dec-24						

T-4593	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WELLS LAND & CATTLE COMPANY, INC.	ABS 0205; FERGUSON D; TRACT 30; 4.1 ACRES (WOOD CAD# 126502) Quitman, TX 75783	\$22,550.00	\$249.18	R385414 (PID#126502)	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						
T-4607	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. CHAMAR LONDON, ET AL	ABS 0107; CARLSON W S; TRACT 25 PT; 6.0 ACRES Co Rd 2540, Mineola, TX 75773	\$84,000.00	\$3,245.91	000133843 (Wood Co. Tax# R404110)	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						
T-4607	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. CHAMAR LONDON, ET AL	ABS 0107; CARLSON W S; TRACT 25 PT; 6.0 ACRES Mineola, TX 75773	\$84,000.00	\$5,109.13	000133844 (Wood Co. Tax# R404111)	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						
T-4607	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. CHAMAR LONDON, ET AL	ABS 0107; CARLSON W S; TRACT 25 PT; 6.0 ACRES Mineola, TX 75773	\$84,000.00	\$4,279.77	000133845 (Wood Co. Tax# R404112)	SOLD SUBJECT TO 2024 TAXES
6-Dec-24						

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. By using this table, the user is agreeing to the Terms of Use contained in this website. 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.