

**ANDERSON COUNTY SALES FOR JULY 2, 2022
SCHEDULED FOR 10:00 AM**

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. 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. 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) **"Post Judgment" Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.**

| <u>Case No.</u> | <u>Legal Description/Address (if available)</u> | <u>Estimated Minimum Bid</u> | <u>Appraised Value</u> | <u>Notes</u> |
|--------------------------------------|---|--------------------------------------|----------------------------|----------------|
| DCCV19-0747-349 (KAREN COMBS) | <p>BEING 0.829 ACRES, MORE OR LESS, TRACT 17A, BLOCK 410, JOHN W. HENRY SURVEY, ABSTRACT 373, AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1671, PAGE 296, ON INSTRUMENT FILED MAY 30, 2001, ANDERSON COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE ELKHART INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R839097</p> <p><u>SUBJECT TO ANDERSON COUNTY TAX OFFICE(FOR ALL ENTITES) POST JUDGMENT TAXES IN THE AMOUNT OF \$2,194.62</u></p> | \$14,203.32 | \$58,755.00 | ELKHART ISD |

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| <p>DCCV23-3912-87</p> <p>(QUASAR DATA CENTER LTD.)</p> | <p>TRACT 2: BEING 1.485 ACRES, MORE OR LESS OUT OF THE WILLIAM FROST SURVEY, ABSTRACT 25, AS DESCRIBED IN THE DEED RECORDED IN DOCUMENT #2019-2254 DATED APRIL 8, 2019, ANDERSON COUNTY, TEXAS. BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE ANDERSON COUNTY TAX OFFICE UNDER ACCT #R13095.</p> <p><u>SUBJECT TO ANDERSON COUNTY TAX OFFICE(FOR ALL ENTITES) POST JUDGMENT TAXES IN THE AMOUNT OF \$492.30</u></p> | <p>\$1,288.96</p> | <p>\$20,475.00</p> | <p>CITY OF ELKHART</p> |
| | <p>TRACT 3: BEING LOT 2, SECTION 2, OF THE REDTOWN ADDITION, AS DESCRIBED IN THE DEED RECORDED IN THE DEED RECORDED IN DOCUMENT #2021-4637 DATED JULY 20, 2021, ANDERSON COUNTY, TEXAS. BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE ANDERSON COUNTY TAX OFFICE UNDER ACCT #R21492</p> <p><u>SUBJECT TO ANDERSON COUNTY TAX OFFICE(FOR ALL ENTITES) POST JUDGMENT TAXES IN THE AMOUNT OF \$1,363.75</u></p> | <p>\$3,715.54</p> | <p>\$65,238.00</p> | <p>ELKHART ISD</p> |

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