



WOOD COUNTY SALES FOR JULY 2, 2024
LOCATION: Official Door of the Courthouse
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 office at (903) 597-7664 or mmccarrier@pbfcm.com.

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.

Cause No:	Style of Case:	Legal Description: Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account	Notes
District Court:						
Judgment Date:						
T-3677 402ND JUDICIAL DISTRICT COURT 22-Sept-15	WOOD COUNTY, ET AL vs. CLEAR LAKES RESORT, INC., ET AL	BEING 1.80 ACRES, MORE OR LESS, SITUATED IN THE MARY CROTHERS SURVEY, ABSTRACT 97, WOOD COUNTY, TEXAS, AS DESCRIBED, AS DAM NO. 7, TAYLOR LAKE, IN DEED DATED MAY 1, 1996, FROM WELLS LAND & CATTLE COMPANY, INC., ETAL TO CLEAR LAKES RESORTS, INC., IN VOLUME 1508, PAGE 32, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS. R340626, ALSO KNOWN AS PROPERTY #101583.	\$9,780.00	\$2,573.82	101583	
T-3677 402ND JUDICIAL DISTRICT COURT 22-Sept-15	WOOD COUNTY, ET AL vs. CLEAR LAKES RESORT, INC., ET AL	BEING 3.75 ACRES, MORE OR LESS, SITUATED IN THE MARY CROTHERS SURVEY, ABSTRACT 97, WOOD COUNTY, TEXAS, AS DESCRIBED, AS DAM NO. 6, WELLS LAKE, IN DEED DATED MAY 1, 1996, FROM WELLS LAND & CATTLE COMPANY, INC., ETAL TO CLEAR LAKES RESORTS, INC., IN VOLUME 1508, PAGE 32, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS. R340625, ALSO KNOWN AS PROPERTY #101582.	\$17,210.00	\$4,376.10	101582	
T-3677 402ND JUDICIAL DISTRICT COURT	WOOD COUNTY, ET AL vs. CLEAR LAKES RESORT, INC., ET AL	12.50 ACRES, MORE OR LESS, SITUATED IN THE G.F. MARTIN SURVEY, ABSTRACT 387, WOOD COUNTY, TEXAS, AS DESCRIBED, AS DAM NO. 5, BROOD LAKE, IN DEED DATED MAY 1, 1996, FROM WELLS LAND & CATTLE COMPANY, INC., ET AL TO	\$38,190.00	\$9,465.35	101578	

22-Sept-15		CLEAR LAKES RESORT, INC., IN VOLUME 1508, PAGE 32, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS. R340621, ALSO KNOWN AS PROPERTY #101578.				
T-4495 402ND JUDICIAL DISTRICT COURT 1-Mar-24	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. JUDY HYDE, ET AL	BEING ALL THAT CERTAIN LOT 24 BLOCK A, PART OF THE HOLIDAY VILLAGES OF FORK, ABSTRACT NUMBER 1390 IN WOOD COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2228, PAGE 539, IN INSTRUMENT FILED ON MARCH 22, 2007, IN THE DEED RECORDS OF WOOD COUNTY, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF QUITMAN INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R73422.	\$18,750.00	\$4,141.72	R73422	
T-4459 402ND JUDICIAL DISTRICT COURT 1-Mar-24	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. MICHAEL BIVINS	BEING ALL THAT CERTAIN LOT 156, BLOCK A, PART OF THE TIMBER LAKE ESTATES, HOLIDAY VILLAGES OF FORK SUBDIVISION, ABSTRACT 1390, IN WOOD COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1727, PAGE 680, FILED ON JUNE 2, 2000, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF QUITMAN INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R73554.	\$12,000.00	\$9,279.90	R73554	
T-4445 402ND JUDICIAL DISTRICT COURT	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. WANDA ANN HALL	BEING 14.452 ACRES, MORE OR LESS, TRACT, PART OF THE J SWIFT SURVEY, ABSTRACT NUMBER 542 IN WOOD COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORDS	\$206,060.00	\$7,007.46	(GEO 0542- 0008-0000-35)	

1-Mar-24		IN VOLUME 1636, PAGE 285 OF DEED OF RECORDS OF WOOD COUNTY AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF MINEOLA INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNTY NUMBER 000072227.				PULLED	
T-4445	402ND JUDICIAL DISTRICT COURT	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. WANDA ANN HALL	BEING 8.58 ACRES, MORE OR LESS, TRACT 9, PART OF THE W M YARBROUGH SURVEY, ABSTRACT NUMBER 666 IN WOOD COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORDS IN VOLUME 1636, PAGE 285 OF DEED OF RECORDS OF WOOD COUNTY AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF MINEOLA INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNTY NUMBER 000072221	\$90,090.00	\$14,061.78	(GEO 0666-0090-0000-35)	PULLED
1-Mar-24							
T-4412	402ND JUDICIAL DISTRICT COURT	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. STEPHEN & JAMIE FINLEY	BEING 19.695 ACRES, MORE OR LESS, TRACT 5 IN THE W B MCNUTT SURVEY, ABSTRACT 419, WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED IN VOLUME 2140, PAGE 253 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE MINEOLA INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER 000118077	\$206,800.00	\$1,319.82	(WOOD COUNTY TAX OFFICE NUMBER R369822)	PULLED
1-Mar-24							

<p>T-4001</p> <p>402ND JUDICIAL DISTRICT COURT</p> <p>1-Mar-24</p>	<p>MINEOLA INDEPENDENT SCHOOL DISTRICT vs. CAIN, CYNTHIA MAUNEY</p>	<p>BEING 0.244 ACRES, MORE OR LESS, LOT 1 & PART OF 2, IN THE RASH ADDITION. PART OF THE SWANSON YARBROUGH SURVEY, ABSTRACT NUMBER 658, IN WOOD COUNTY, TEXAS, AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN VOLUME 1372, PAGE 233, IN INSTRUMENT FILED ON FEBRUARY 2, 1994, AND IN QUIT CLAIM DEED RECORDED IN DOCUMENT NUMBER 2008-00097322 IN INSTRUMENT FILED ON OCTOBER 14, 2008, AND IN LAST WILL & TESTAMENT RECORDED IN PROBATE NUMBER 11,505, IN WOOD COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF MINEOLA INDEPENDENT SCHOOL DISTRICT AND THE CITY OF MINEOLA UNDER PROPERTY ACCOUNT NUMBER 000034626</p>	<p>\$1,370.00</p>	<p>\$1,370.00</p>	<p>(R34626)</p>	
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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT WWW.HCAD.ORG.