

**TRINITY COUNTY SALES FOR AUGUST 6, 2024
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 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) For more information regarding this sale, please contact the PBFCM office at (903) 597-7664
- 6) You can access the Trinity County Appraisal District Website @: <https://esearch.trinitycad.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 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, COMERCIABILIDAD, 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
<p align="center">5598 TRINITY/ GROVETON CTO v. MICHAEL L. DAVIS</p>	<p>LOT 19, BLOCK 1, IN THE DEER RUN SUBDIVISION, DEED RECORDED IN VOLUME 621, PAGE 107, FILED ON NOVEMBER 9, 1998, IN THE DEED RECORDS OF TRINITY COUNTY, TEXAS, PID# 26821</p>	<p align="center">\$8,000.00</p>	<p align="center">\$3,446.67</p>
<p align="center">5598 TRINITY/ GROVETON CTO v. MICHAEL L. DAVIS</p>	<p>LOT 20, BLOCK 1, IN THE DEER RUN SUBDIVISION, DEED RECORDED IN VOLUME 621, PAGE 107, FILED ON NOVEMBER 9, 1998, IN THE DEED RECORDS OF TRINITY COUNTY, TEXAS, PID# 26822</p>	<p align="center">\$17,857.00</p>	<p align="center">\$17,857.00</p>
<p align="center">5639 TRINITY/ GROVETON CTO v. KURT BLACKBURN, ET AL</p>	<p>LOT 11, BLOCK 5, SECTION 5, PART OF THE WESTOOD SHORES SUBDIVISION, DEED RECORDED IN VOLUME 2, PAGE 133, FILED ON AUGUST 10, 2012, DEED RECORDS OF TRINITY COUNTY, TEXAS, PID# 28374.</p>	<p align="center">\$62,800.00</p>	<p align="center">\$30,590.18</p>
<p align="center">5640 TRINITY/ GROVETON CTO v. JAMES BLANKENSHIP , ET AL</p>	<p>LOT 15 AND 1/2 OF LOT 14, BLOCK 5, SECTION 5, IN THE WESTWOOD SHORES SUBDIVISION, DEED RECORDED IN VOLUME 772, PAGE 463, JULY 19, 2006, DEED RECORDS OF TRINITY COUNTY, TEXAS. PID# 21977.</p>	<p align="center">\$8,799.00</p>	<p align="center">\$8,799.00</p>
<p align="center">5641 TRINITY/ GROVETON CTO v. CORY L. MULLINS</p>	<p>LOT 6, BLOCK 9, SECTION A OF LAKE L. ACRES SUBDIVISION, IN TRINITY COUNTY, TEXAS AS SHOWN IN CABINET A, SLIDE, DEED DATED MAY 19, 2008, VOLUME 818, PAGE 507, DEED RECORDS OF TRINITY COUNTY, TEXAS, PID #30826.</p>	<p align="center">\$111,646.00</p>	<p align="center">\$35,733.62</p>
<p align="center">5642 TRINITY/ GROVETON CTO v. GINNY L. ANGLIN, ET AL</p>	<p>TRACT 1: LOT 11, BLOCK 4 SECTION 2, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 666, PAGE 383, FILED DECEMBER 13, 2001, DEED RECORDS OF TRINITY COUNTY, TEXAS PID #25649</p>	<p align="center">\$5,401.00</p>	<p align="center">\$3,031.75</p>
<p align="center">5642</p>	<p>TRACT 2: LOT 7, BLOCK 1, SECTION 1, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS; PID #27211</p>	<p align="center">\$2,040.00</p>	<p align="center">\$2,040.00</p>

5642	TRACT 3: LOT 10, BLOCK 1, SECTION 1, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS; PID #23173	\$2,040.00	\$2,040.00
5642	TRACT 4: LOT 9, BLOCK 1, SECTION 1, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS. PID #26117	\$2,040.00	\$2,040.00
5642	TRACT 5: LOT 37 (1/2 OF), BLOCK 5, SECTION 2, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS TRINITY COUNTY, TEXAS. PID #27324	\$3,528.00	\$3,528.00
5642	TRACT 6: LOT 37-1 (1/2 OF), BLOCK 5, SECTION 2, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS TRINITY COUNTY, TEXAS. PID #35696	\$3,528.00	\$3,528.00
5642	TRACT 7: LOT 23, BLOCK 5, SECTION 2, IN THE TRINITY FOREST SUBDIVISION, RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS PID #17027	\$3,915.00	\$3,915.00
5642	TRACT 8: LOT 17, SECTION 3, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS; PID #17614	\$1,700.00	\$1,592.80
5642	TRACT 9: LOT 52, SECTION 3, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS PID #24091.	\$1,700.00	\$1,700.00
5642	TRACT 10: LOT 8, BLOCK 1, SECTION 3, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS PID #27212.	\$2,040.00	\$2,040.00
5642	TRACT 11: LOT 3, BLOCK 1, SECTION 2, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS PID #27273.	\$5,742.00	\$5,742.00
5642	TRACT 12: LOT 6, BLOCK 1, SECTION 1, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS; PID #27210	\$2,040.00	\$2,040.00

5642	TRACT 13: LOT 9, BLOCK 1, SECTION 4, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 281, PAGE 391, FILED FEBRUARY 29, 1980, DEED RECORDS TRINITY COUNTY, TEXAS; PID #16587	\$3,968.00	\$3,968.00
5642	TRACT 14: LOT 24, BLOCK 5, SECTION 2, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS, PID #17028	\$3,915.00	\$3,915.00
5642	TRACT 15: LOT 5A, BLOCK 3, SECTION 2, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 191, PAGE 720, FILED APRIL 4, 1969, DEED RECORDS OF TRINITY COUNTY, TEXAS, PID# 27296	\$2,914.00	\$2,914.00
5642	TRACT 16: LOT 16, BLOCK 2, SECTION 2, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 281, PAGE 391, FILED FEBRUARY 29, 1980, DEED RECORDS OF TRINITY COUNTY, TEXAS, PID #27696	\$4,263.00	\$2,914.00
5642	TRACT 17: LOT 11, BLOCK 4, SECTION 2, IN THE TRINITY FOREST SUBDIVISION, DEED RECORDED IN VOLUME 666, PAGE 383, FILED DECEMBER 13, 2001, DEED RECORDS OF TRINITY COUNTY, TEXAS, PID #25649	\$5,401.00	\$3,031.75

* This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. 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.