

**TRINITY COUNTY SALES FOR NOVEMBER 5, 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, 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.**

**\*\*\*BUYER IS RESPONSIBLE FOR POST JUDGMENT TAXES\*\*\***

<b>Case No.</b>	<b>Legal Description/Address (if available)</b>	<b>Adjudged Value</b>	<b>Estimated Minimum Bid</b>
<b>5214</b> TRINITY/ GROVETON CTO v. LAURA CORNISH, ET AL	TRACT 1: LOTS 7, 8, 9, 10, 11 & 12, BLOCK 33, IN THE TOWN OF GLENDALE, DEED RECORDED IN VOLUME 49, PAGE 530, DEED RECORDS OF TRINITY COUNTY, TEXAS, AND ALSO BEING DESCRIBED ON THE TAX ROLLS AND RECORDS OF TRINITY COUNTY AS LOTS 7-12 & 20, BLOCK 33. PID #15333	\$4,382.00	\$1,597.27
<b>5214</b> TRINITY/ GROVETON CTO v. LAURA CORNISH, ET AL	TRACT 2: BEING 0.249 ACRE, LOTS 4-6, BLOCK 27, IN THE TOWN OF GLENDALE, DEED RECORDED IN VOLUME 49, PAGE 530, DEED RECORDS OF TRINITY COUNTY, TEXAS. PID #15332	\$7,632.00	\$2,209.71
<b>5645</b> TRINITY/ GROVETON CTO v. DENNIS DURDIN, ET AL	LOTS FORTY-FIVE (45) AND FORTY-SIX (46), LAKEVIEW ADDITION DEED RECORDED IN VOLUME 454 PAGE 741, THE DEED RECORDS OF TRINITY COUNTY, TEXAS PID #16505	\$7,767.00	\$7,767.00
<b>5646</b> TRINITY/ GROVETON CTO v. LAWRENCE ALLEN, ET AL	LOT 2, BLOCK 24-A, WESTWOOD SHORES SUBDIVISION, SECTION 1, DEED RECORDED IN VOLUME 740, PAGE 599 DEED RECORDS, OF TRINITY COUNTY, TEXAS. PID #18280	\$2,500.00	\$2,500.00
<b>5647</b> TRINITY/ GROVETON CTO v. GORDON ADKINS	TRACT1: LOT 3, BLOCK 13, SECTION 1, WESTWOOD SHORES SUBDIVISION, DEED, RECORDED IN VOLUME 594, PAGE 91, DEED RECORDS TRINITY COUNTY, TEXAS PID#17629	\$5,743.00	\$5,743.00
<b>5647</b> TRINITY/ GROVETON CTO v. GORDON ADKINS	TRACT2: LOT 4, BLOCK 1, SECTION 10, WESTWOOD SHORES SUBDIVISION, DEED RECORDED IN VOLUME 480, PAGE 473, DEED RECORDS OF TRINITY COUNTY, TEXAS PID#29178	\$3,080.00	\$3,080.00
<b>5648</b> TRINITY/ GROVETON CTO v. GAY BARROW, ET AL	LOT 33, BLOCK 75, SECTION 7, WESTWOOD SHORES SUBDIVISION DEED RECORDED IN VOLUME 304, PAGE 199, DEED RECORDS OF TRINITY COUNTY, TEXAS. PID# 28240	\$5,646.00	\$5,646.00
<b>5649</b> TRINITY/ GROVETON CTO v. EMILIA ROSA BASS, ET AL	LOT 27, BLOCK 30, SECTION 2, WESTWOOD SHORES SUBDIVISION DEED RECORDED IN VOLUME 760, PAGE 814, DEED RECORDS TRINITY COUNTY, TEXAS PID #27666	\$9,031.00	\$9,031.00
<b>5650</b> TRINITY/ GROVETON CTO v. CHARLES W. STERLING, ET AL	2.00 ACRES, LOT 16, SECTION 1, WHITE ROCK ACRES SUBDIVISION, PART OF THE JOEL CLAPP SURVEY, ABSTRACT 130, DEED RECORDED IN VOLUME 636, PAGE 864, DEED RECORDS OF TRINITY COUNTY, TEXAS. PID #27054	\$8,000.00	\$3,139.75

<b>5652</b> TRINITY/ GROVETON CTO v. OWNERS OF VARIOUS PROPERTIES LOCATED WITHIN TRINITY COUNTY, TEXAS	TRACT 1: LOT 32, BLOCK 2, SECTION 12 WESTWOOD SHORES DEED, RECORDED VOLUME 626, PAGE 25 DEED RECORDS OF TRINITY COUNTY TEXAS. PID #28331 (BILLIE HARRELL)	\$2,693.00	\$2,693.00
<b>5652</b>	TRACT 2: LOT 6, BLOCK 8, SECTION 1 WESTWOOD SHORES SUBDIVISION, DEED RECORDED, IN VOLUME 655, PAGE 33, DEED RECORDS TRINITY COUNTY, TEXAS. PID #27655 (KAMMY EVANS)	\$2,714.00	\$2,714.00
<b>5652</b>	TRACT 3: LOT 1, BLOCK 15, SECTION 1, WESTWOOD SHORES SUBDIVISION, DEED RECORDED IN, VOLUME 279, PAGE 533, DEED RECORDS TRINITY COUNTY, TEXAS. PID #27861 (RENA WALTON ESTATE)	\$5,852.00	\$5,852.00
<b>5652</b>	TRACT 4: LOT 3, BLOCK 1, SECTION 1, WESTWOOD SHORES SUBDIVISION DEED RECORDED IN VOLUME 304, PAGE 280, DEED RECORDS TRINITY COUNTY, TEXAS. PID#28204 (C A MCCULLOUGH)	\$7,518.00	\$7,518.00
<b>5652</b>	TRACT 5: LOT 11, BLOCK 13, SECTION 11 WESTWOOD SHORES SUBDIVISION, DEED RECORDED IN VOLUME 495, PAGE 175, AND INDEED RECORDED IN VOLUME 616, PAGE 124 DEED RECORDS TRINITY COUNTY, TEXAS, PID#28380 (GEORGE YOWELL)	\$4,400.00	\$4,000.00
<b>5652</b>	TRACT 6: 1.42 ACRES MORE OR LESS, JOHN JOHNSON A-23 DEED RECORDED IN VOLUME 168, PAGE 89, AND IN VOLUME 383, PAGE 75, DEED RECORDS TRINITY COUNTY, TEXAS. PID #25315 (GERALD SIMMONS)	\$24,657.00	\$8,117.26
<b>5642</b>	TRACT 7: LOT 23, BLOCK 6, SECTION 9, WESTWOOD SHORES SUBDIVISION, DEED RECORDED IN VOLUME 485, PAGE 665, DEED RECORDS OF TRINITY COUNTY, TEXAS. PID #29310 (WILLIAM VALVERDE)	\$5,412.00	\$5,412.00
<b>5652</b>	TRACT 8: BEING 4.72 ACRES, MORE OR LESS, IN THE M.V. CRUZ SURVEY A- 15, DEED RECORDED VOLUME 168, PAGE 89, AND IN VOLUME 383, PAGE 75, DEED RECORDS TRINITY COUNTY, TEXAS. PID# 25314 (GERALD SIMMONS)	\$70,964.00	\$19,179.33
<b>5652</b>	TRACT 9: LOT 12, BLOCK 1, SECTION 10 WESTWOOD SHORES SUBDIVISION, DEED RECORDED IN VOLUME 374, PAGE 568, DEED RECORDS TRINITY COUNTY, TEXAS. PID#27681 (ANNA JENNY OCASIO)	\$3,080.00	\$3,080.00
<b>5652</b>	TRACT 10: LOT 1, BLOCK 5, SECTION 12, WESTWOOD SHORES SUBDIVISION, DEED RECORDED IN VOLUME 483, PAGE 824, DEED RECORDS OF TRINITY COUNTY, TEXAS. PID#28111 (RONALD TEMPLETON)	\$4,982.00	\$4,982.00

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