



HUNT COUNTY SALES FOR **DECEMBER 3, 2024**

HUNT COUNTY COURTHOUSE, 2ND FLOOR
2507 LEE ST, GREENVILLE TX
SCHEDULED FOR 10:00 A. M.

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 (or the first day after a holiday) 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) **The winning bidder must pay the full amount of their bid on the day of the Sale and within the time set by the Constable's Office. Payment must be made by Cashier's Check only PAYABLE TO HUNT COUNTY CONSTABLE PCT 1. No cash and no personal checks will be accepted. The Constable's office is located at 2801 STUART ST, GREENVILLE TX 75401 (903) 453-6891**
- 5) As required by the Texas Property Tax Code Section 34.011, HUNT COUNTY requires a bidder to obtain a Certification stating they do not owe any taxes in Hunt County. Contact the Hunt County Tax Office for more information about this requirement. (903) 408-4000
- 6) For more information about the sales on this page, please contact the Perdue, Brandon Tyler office at (903) 597-7664 - Stacy Fleming ext. 3204/sfleming@pbfc.com .

FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.) VISIT www.hunt-cad.org

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, 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.

**HUNT COUNTY SALES FOR DECEMBER 3, 2024
FIRST TIME SALE**

**BUYER IS RESPONSIBLE FOR POST JUDGMENT TAXES IF
APPLICABLE - SEPARATE FROM THE BID AMOUNT**

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #	Notes
District Court:		Property Address (Per Appraisal District):				
Judgment Date:						
TAX21652 196TH DISTRICT COURT 30-Aug-24	COMMERCE ISD vs. JONATHAN KNIGHT, DECEASED, ET AL	S3795 KNIGHT JOHN ADDITION BLK 2 LOT 23 (N 1/2 & ALL OF 25) ACRES .1377 1114 BLACKBURN ST, Commerce, TX 75428	\$79,590.00	\$31,134.94	R49701	POST JUDGMENT TAXES 2024
TAX21685 196TH DISTRICT COURT 30-Aug-24	HUNT COUNTY vs. MICHAEL BATES	A0385 GRANT JAMES, TRACT C8, ACRES 3.081 909 N ATKINS DR Celeste, TX 75423	\$328,350.00	\$174,889.07	R25325	POST JUDGMENT TAXES 2024
TAX22470 196TH DISTRICT COURT 27-Feb-24	HUNT COUNTY, ET AL vs. JOSE FROYLAN OCHOA & MIRIAM M OCHOA	S4385 ORIG TOWN OF GREENVILLE BLK 203 LOT 6B ACRES .1798 3014 PICKETT ST Greenville, TX 75401	\$74,680.00	\$14,821.73	R71733	POST JUDGMENT TAXES 2024
TAX22567 196TH DISTRICT COURT 30-Aug-24	HUNT COUNTY ET AL vs. JIMMY W AND CAROLYN WIGLEY INDIVIDUALLY AND DBA QUIK SAND	A0871 RIALS JOHN J, TRACT 142, ACRES 50.0 (KAUFMAN CO TAX OFFICE #45307) A0871 RIALS JOHN J, TRACT 230-1, ACRES 17.706 Private Rd 2431, TERRELL, TX 75160	\$702,870.00 \$270,410.00	154,830.39	R33341 R229378	POST JUDGMENT TAXES 2024

TAX22613 196TH DISTRICT COURT 30-Aug-24	HUNT COUNTY vs. JAMES H PHILLIPS & ROBERT D FRANKLIN	S4195 NOB HILL ESTATE ADDITION LOT LAKE-1 ACRES 4.5337 (REAGAN RESERVOIR) HCAD#223177 Bay Dr, QUINLAN, TX 75474	\$156,020.00	\$16,306.25	R447988	POST JUDGMENT TAXES 2024
TAX22613 196TH DISTRICT COURT 30-Aug-24	HUNT COUNTY vs. JAMES H PHILLIPS & ROBERT D FRANKLIN	S4195 NOB HILL ESTATE ADDITION LOT LAKE-2 ACRES 4.759 HCAD# 223401 Telegraph Rd QUINLAN, TX 75474	\$163,770.00	\$16,432.55	R448097	POST JUDGMENT TAXES 2024
TAX22613 196TH DISTRICT COURT 30-Aug-24	HUNT COUNTY vs. JAMES H PHILLIPS & ROBERT D FRANKLIN	S4195 NOB HILL ESTATE ADDITION LOT LAKE-3 ACRES 7.5945 HCAD# 223402 Telegraph Rd QUINLAN, TX 75474	\$244,800.00	\$23,405.18	R448098	POST JUDGMENT TAXES 2024
TAX22639 196TH DISTRICT COURT 30-Aug-24	HUNT COUNTY, ET AL. vs. JUAN J CHAVEZ GUZMAN	S4952 SKY MEADOWS ADDITION PH 1 BLK 1 LOT 116 ACRES 2.18 1334 Co Rd 2726, Caddo Mills, TX 75135	\$612,490.00	\$19,850.46	R122535	POST JUDGMENT TAXES 2024
TAX22728 354TH DISTRICT COURT 16-Sep-24	HUNT COUNTY, ET AL. vs. PATRICK J HUGHES, INDIVIDUALLY AND DBA CDH INC	S2786 DIESEL TECHNICAL SERVICES BLK 1 LOT 1 ACRES 1.75 S2786 DIESEL TECHNICAL SERVICES BLK 1 LOT 1B ACRES 1.133 2401 I-30 GREENVILLE, TX 75402	\$87,340.00 \$311,640.00	\$24,838.27	R43270 R43271	POST JUDGMENT TAXES 2024