PERDUE BRANDON

ATTORNEYS AT LAW

# SHERIFF'S TAX SALE

All property listed below will be sold at the Falls County Sheriff's Tax Sale at the courthouse door on Tuesday, **December 1, 2026, beginning at 10:00 a.m.** The sheriff's department will sell the property to the highest bidder for cash, certified check or money order. PERSONAL/CORPORATE CHECK WILL NO LONGER BE ACCEPTED. The bid must start at the amount of the opening bid set out opposite each tract below, and no bid less than that amount can be accepted by the officer conducting the sale. This property is being sold for taxes, and all sales are made subject to the right of the former owner (and IRS when applicable) to redeem within the time frame and in the manner provided for in the Texas Property Tax Code. **The purchaser will receive a Sheriff's Deed, which is without warranty, expressed or implied.** It will be necessary that the bidders satisfy themselves concerning the location of the property prior to the sale. Maps and plats of these properties and other instruments of title are on file in the office of the Colorado County Clerk, at Columbus, Texas, and all papers in the suit on which this sale is based are on file in the office of the District Clerk. **For more information, please contact attorney John Banks at (512) 659-4240.**

| Item No. | Tax Suit No. | Legal Description / Address (if available) | Estimated Minimum Bid |
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| 1 | CV40250T<br>ROSEBUD-LOTT ISD<br>VS. SOPHIE JOHNSON<br>HOYLE, ET AL | **TRACT 1:** Lot 7, Block 46, Railroad Addition, City of Rosebud, Falls County, Texas and being the same land described in Deed dated June 15, 1989 from Josephine Jefferson to Sophie Johnson, recorded in Volume 16 at Page 647 of the Official Records of Falls County, Texas; and<br>Lot 8, Block 46, Railroad Addition, City of Rosebud, Falls County, Texas and being the same land described in Deed dated July 5, 1989 from Joyce Miller to Sophie Johnson, recorded in Volume 17 at Page 87 of the Official Records of Falls County, Texas (Tax Acct No. 30687).<br><br>**Adjudged Value: $18,790**<br>**Situs: 911 W Ave E, Rosebud, Tx 76570** | **$10,981.39**<br><br>***SUBJECT TO 2025 TAXES*** |
| 2 | Suit No. CV41372T<br>FALLS COUNTY VS.<br>UNKNOWN HEIRS | **TRACT 1:** Lots 12 and 13, Baughman Addition, City of Marlin, Falls County, Texas and being part of the same land | **$2,314.93** |

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| | TO THE ESTATE OF DAVE WASHINGTON, ET AL | described in Deed dated November 25, 1919 from D.R. Emerson to Dave Washington and Minnie Washington, recorded in Volume 108 at Page 11 of the deed records of Falls County, Texas. (Tax Account No. 37847)<br><br>**Adjudged Value: $900**<br>**Situs:** | |
| **3** | Suit No. CV41691T FALLS COUNTY, ET AL VS. UNKNOWN OWNERS AND SHAREOHOLDERS OF MANHATTAN PROPERTIES, INC.. | **TRACT 1:** Lot 6H, Block 4, Quaid & King Addition to the City of Marlin, Falls County, Texas and being the same land described in Deed dated September 20, 1995 from Dimple Watson to Manhattan Properties, Inc., recorded in Volume 60, Page 460 of the Official Records of Falls County, Texas. (Tax Account No. 24715)<br><br>**Adjudged Value: $3,750**<br>**Situs: 201 Swann St., Marlin, Tx 76661** | **$3,812.80** |
| **4** | Suit No. CV41691T FALLS COUNTY, ET AL VS. UNKNOWN OWNERS AND SHAREOHOLDERS OF MANHATTAN PROPERTIES, INC.. | **TRACT 2:** South-half of Lot 3A and the North-half of Lot 6A, Block 4, Quaid & King Addition to the City of Marlin, Falls County, Texas and being the same land described in Deed dated September 20, 1995 from Shelia Yvonne Okpuzor to Manhattan Properties, Inc., recorded in Volume 60, Page 456 of the Official Records of Falls County, Texas. (Tax Account No. 43460)<br><br>**Adjudged Value: $4,120**<br>**Situs: 117 Swann St., Marlin, Tx 76661** | **$3,773.71** |
| **5** | Suit No. CV41691T FALLS COUNTY, ET AL VS. UNKNOWN OWNERS AND SHAREOHOLDERS OF MANHATTAN PROPERTIES, INC.. | **TRACT 3:** North ½ of Lot 3A, Block 4, Quaid & King Addition to the City of Marlin, Falls County, Texas and being the same land described in Deed dated September 20, 1995 from Denise Watson to Manhattan Properties, Inc., recorded in Volume 60, Page 458 of the Official Records of Falls County, Texas. (Tax Account No. 43461)<br><br>**Adjudged Value: $1,790**<br>**Situs: 115 Swann St., Marlin, Tx 76661** | **$1,500.02** |
| **6** | Suit No. CV41708T FALLS COUNTY, ET AL VS. UNKNOWN HEIRS OF WILLIE D. CURTIS, ET AL | **TRACT 1:** 2 acres, more or less, J.W. Carpenter Survey, A-129, Falls County, Texas and being the same land described in Receiver's Deed dated September 25, 1986 from Richard Garrett as Receiver to Willie D. Curtis, Leroy Curtis, Mary Joyce Curtis, Bobbie Jean Curtis, John Curtis, Minnie Ola Curtis, Harold Earl Curtis, Leon Curtis, Carolyn Maulder and Marilyn Janette | **$4,993.04** |

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| | | Maulder, recorded in Volume 342, Page 823 of the Deed Records of Falls County, Texas. (Tax Account No. 27109)<br><br>**Adjudged Value: $40,000**<br>**Situs: CR 276, Bremond, Tx 76629** | |
| **7** | Suit No. CV41757T FALLS COUNTY, ET AL VS. JAMES WILLIE BROWN AKA JAMES WILLIS | **TRACT 1:** Lots 1 & 2, Block 1, Claude Asher Addition to the city of Lott, Falls County, Texas and being the same land described in Deed dated September 5, 1969 from Viola Guy to James Willis Brown, recorded in Volume 279 at Page 68 of the Deed Records of Falls County, Texas (Tax Account No. 25920)<br><br>**Adjudged Value: $13,020**<br>**Situs: First, Lott, Tx 76656** | **$6,512.35** |
| **8** | Suit No. CV41799T FALLS COUNTY, ET AL VS. UNKNOWN HEIRS TO THE ESTATE OF EDWARD OTTO NEHRING, ET AL | **TRACT 1:** .25 acres, more or less, out of John Chain Survey, Abstract No. 142, being more particularly described in Volume 246, Page 322, Deed Records of Falls County, Texas. (Tax Account No. 33487)<br><br>**Adjudged Value: $2,480**<br>**Situs:** | **$1,994.35** |
| **9** | Suit No. CV41813T FALLS COUNTY, ET AL VS. JAMES DARRELL BELL, ET AL. | **TRACT 1:** Lot A, Outlot 129, Townsite of Rosebud, Falls County, Texas and being the same land described in Deed dated February 4, 1956 from W.J. Rinn and wife, Nona Rinn to Barse Parcus, recorded in Volume 236 at Page 634 of the Deed Records of Falls County, Texas. (Tax Account No. 33938)<br><br>**Adjudged Value: $106,030**<br>**Situs: 314 E Ave E, Rosebud, Tx 76570** | **$27,446.27** |
| **10** | Suit No. CV41815T FALLS COUNTY, ET AL VS. UNKNOWN HEIRS TO THE ESTATE OF CORA PERKINS, ET AL | **TRACT 1:** Lot 5, block 7, Fair Addition to the Town of Marlin, Falls County, Texas and being the same land described in Deed dated July 13, 1944 from Minnie Belson to Cora Perkins, recorded in Volume 187 at Page 92 of the Deed Records of Falls County, Texas. (TAX ACCT NO. 34154)<br><br>**Adjudged Value: $4,080**<br>**Situs: Locas St, Marlin, Tx 76661** | **$5,422.39** |
| **11** | Suit No. CV41819T FALLS COUNTY, ET AL VS. UNKNOWN HEIRS OF JOE BENSON, ET AL | **TRACT 1:** Being 1.484 acres, more or less, more commonly identified as lots 1-2A-3A-4, block 28, Town of Chilton, Falls County, Texas and being the same land described in Deed dated January 2, 1948 from J.B. | **$6,377.61** |

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| | | Featherston to Joe Benson and Iona Benson, recorded in Volume 207, Page 382 of the Deed Records of Falls County, Texas. (Tax Account No. 42494)<br><br>**Adjudged Value: $18,640**<br>**Situs: Second, Chilton, Tx 76632** | |
| **12** | Suit No. CV41912T FALLS COUNTY, ET AL VS. UNKNOWN HEIRS OF S.J. LEONARD, ET AL | **TRACT 1:** Lots 33 & 34, Block 4, Prentice Oltorf, Falls County, Texas and being the same land described in Deed dated February 26, 1963 from Mamon Coleman and wife, Mary Coleman to S.J. Leonard and Ardelia Leonard, recorded in Volume 253, Page 609 of the Deed Records of Falls County, Texas. (Tax Account No. 31914)<br><br>**Adjudged Value: $10,200**<br>**Situs: Butler, Marlin, Tx 76661** | **$4,842.46** |
| **13** | Suit No. CV41947T FALLS COUNTY, ET AL VS, UNKNOWN HGEIRS TO THE ESTTE OF DORIS INEZ STEPHENS | **TRACT 1:** All of Lots 1,2 and the NW ½ of Lot 3, Block 51, Town of Lott, Falls County, Texas and being the same land described in Deed dated June 18, 1977 from Edgar Masters, III, et al to Willis H. Stephens and wife, Doris Inez Stephens, recorded in Volume 303, Page 744 of the Deed Records of Falls County, Texas. (Tax Acct No. 36573)<br><br>**Adjudged Value: $17,590**<br>**Situs: 319 N 5th St, Lott, Tx 76656** | **$12,819.03** |
| **14** | Suit No. CV42026T FALLS COUNTY, ET AL VS. ARINDA THOMPKINS LEE AKA ARINDA LEE | **TRACT 1**: 42.87 acres, more or less, Atanacio De Laserda Survey, A-67, Falls County, Texas and being the same land described as 533.93 acres, more or less in Deed dated April 28, 2006 from Robert R. Sims, Sr. and wife, Barbara Sims to James R. Lee and wife, Arinda T. Lee, recorded in Volume 190 at Page 347 of the Official Records of Falls County, Texas; LESS & EXCEPT 276.47 acres, more or less, being the same land described in Deed dated December 17, 2010 from James R. Lee and wife, Arinda T. Lee to Joshua Varner, recorded in Volume 252 at Page 412 of the Official Records of Falls County, Texas; LESS & EXCEPT 344.92 acres, more or less, out of the A. de la Serda Survey, A-67, Falls County, Texas, more particularly described by metes and bounds on Exhibit "A" attached to deed dated May 15, 2020, from Arinda T. Lee, Individually, and as the Independent Executrix of the Estate of James Robert Lee, | **$900.48** |

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| | | Deceased to Michael Ray Mitchell, II and wife, Magen Renee Mitchell, recorded in Volume 373, Page 493 of the Official Records of Falls County, Texas. (Tax Account No. 39182)<br><br>**Adjudged Value: $160,670**<br>**Situs: CR 182** | |
| **15** | Suit No. CV42026T FALLS COUNTY, ET AL VS. ARINDA THOMPKINS LEE AKA ARINDA LEE | **TRACT 2:** 3.69 acres, more or less, Atanacio De Laserda Survey, A-67, Falls County, Texas and being the same land described as 212.22 acres, more or less in Deed dated May 19, 2006 from Thomas D. Tate and wife, Lori H. Tate to James R. Lee and wife, Arinda T. Lee, recorded in Volume 191 at Page 371 of the Official Records of Falls County, Texas; LESS & EXCEPT 78.20 acres, more or less, being the same land described in Deed dated October 25, 2010 from James R. Lee and wife, Arinda T. Lee to Joshua Varner, recorded in Volume 250 at Page 725 of the Official Records of Falls County, Texas; LESS & EXCEPT 344.92 acres, more or less, out of the A. de la Serda Survey, A-67, Falls County, Texas, more particularly described by metes and bounds on Exhibit "A" attached to deed dated May 15, 2020, from Arinda T. Lee, Individually, and as the Independent Executrix of the Estate of James Robert Lee, Deceased to Michael Ray Mitchell, II and wife, Magen Renee Mitchell, recorded in Volume 373, Page 493 of the Official Records of Falls County, Texas. (Tax Account No. 43697)<br><br>**Adjudged Value: $13,840**<br>**Situs: CR 182** | **$326.26** |
| **16** | Suit No. CV42026T FALLS COUNTY, ET AL VS. ARINDA THOMPKINS LEE AKA ARINDA LEE | **TRACT 3:** That certain 181.24 acres, more or less, Michael Sessam Survey, A-68, Falls County, Texas and being part of the same land described in Deed dated May 19, 2006 from Walton Jones, Individually and as Trustee of the Mary P. Jones Family Trust to James R. Lee and wife, Arinda T. Lee, recorded in Volume 191 at Page 376 of the Official Records of Falls County, Texas. (Tax Account No. 44187)<br><br>**Adjudged Value: $690,690**<br>**Situs: CR 181 @ Hwy 7, Marlin, Tx 76661** | **$10,462.57** |

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| **17** | Suit No. CV42026T FALLS COUNTY, ET AL VS. ARINDA THOMPKINS LEE AKA ARINDA LEE | **TRACT 4:** That certain 315.27 acres, more or less, Atanacio De Laserda Survey, A-67, Falls County, Texas and being the same land described in Deed dated January 3, 2006 from Sue C. Parker and husband, Tommy A. Parker to James R. Lee and wife, Arinda T. Lee, recorded in Volume 185 at Page 113 of the Official Records of Falls County, Texas. (Tax Account No. 44323)<br><br>**Adjudged Value: $1,518,660**<br>**Situs: 234 CR 181** | **$76,777.93** |
| **18** | Suit No. CV42034T FALLS COUNTY, ET AL VS. JAMES K NAYLOR | **TRACT 1:** 0.460 of an acre, more or less A-12-67, Chambers & Laserda Survey, Falls County, Texas and being the same land described in Deed dated February 14, 2007 from United Bonding Co. to James K. Naylor, recorded in Volume 203, Page 118 of the Official Records of Falls County, Texas. (Tax Acct No. 37466)<br><br>**Adjudged Value: $9,200**<br>**Situs: S Bus. Hwy 6, Marlin, Tx 76661** | **$1,800.08**<br><br>***SUBJECT TO 2025 TAXES*** |
| **19** | Suit No. CV42116T FALLS COUNTY, ET AL VS. CHARLIE HARRIS, ET AL | **TRACT 1**: Lot 1 and part of Lot 2, all in S3280 East Original Block OL, Marlin, Falls County, Texas and being the same land described in Deed dated January 5, 2018 from Thomas W. Potts to Charlie Harris and Marjorie Kinney, recorded in Volume 339, Page 209 of the Official Records of Falls County, Texas. (Tax Acct No. 32914)<br><br>**Adjudged Value: $54,500**<br>**Situs: 500 Coleman St, Marlin, Tx 76661** | **$3,020.35**<br><br>***SUBJECT TO 2025 TAXES*** |
| **20** | Suit No. CV42162T FALLS COUNTY, ET AL VS. CAROLYN HARRIS | **TRACT 1:** Lot 6, Block 24, Railroad Addition, Marlin, Falls County, Texas and being the same land described in Deed dated December 30, 2009 from Billy Carl Lawton and LaJoyce Lawton to Carolyn Harris, recorded in Volume 242, Page 93 of the Official Records of Falls County, Texas. (Tax Acct No. 26931)<br><br>**Adjudged Value: $47,090**<br>**Situs: 415 Commerce St., Marlin, Tx 76661** | **$4,914.86**<br><br>***SUBJECT TO 2025 TAXES*** |
| **21** | Suit No. CV42162T FALLS COUNTY, ET AL VS. CAROLYN HARRIS | **TRACT 2:** Lot 6, Block 3 Goodwin Addition, City of Marlin, Falls County, Texas and being the same land described in Deed dated July 22, 2020 from Mary Jane Markowski to Carolyn Harris, recorded in Volume 376, | **$6,216.97** |

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| | | Page 428 of the Official Records of Falls County, Texas. (Tax Acct No. 38753)<br><br>**Adjudged Value: $48,900**<br>**Situs: 315 Louise St, Marlin, Tx 76661** | |
| **22** | Suit No. CV42191T FALLS COUNTY, ET AL VS. BETTY JEAN WAKEFIELD | **TRACT 1:** Lot 7, Block 17, C.S. Smith Addition to the Town of Marlin, Falls County, Texas and being the same land described in Deed dated January 31, 1977 from Gertrude Cook Scott to Betty Jean Wakefield, recorded in Volume 302, Page 535 of the Deed Records of Falls County, Texas (TAX ACCOUNT NO. 37691).<br><br>**Adjudged Value: $5,510**<br>**Situs: 318 First, Marlin, Tx 76661** | **$3,933.99**<br><br>***SUBJECT TO 2025 TAXES*** |
| **23** | Suit No. CV42218T FALLS COUNTY, ET AL VS. LATONYA HEATH | **TRACT 1:** Lot 3, Block 10, Fair Second Addition to the City of Marlin, Falls County, Texas and being the same land described in Deed dated June 18, 2012 from Opal Appleton to LaTonya Heath, recorded in Volume 269, Page 181 of the Official Records of Falls County, Texas. (Tax Acct No. 29669)<br><br>**Adjudged Value: $4,080**<br>**Situs: Hunter St, Marlin, Tx 76661** | **$4,080.00** |
| **24** | Suit No. CV42248T FALLS COUNTY, ET AL VS. CENTER FOR GREATER TRUTH MINISTRIES, A DOMESTIC NONPROFIT CORPORATION | **TRACT 1:** Lots 4A and 5 in Block 1 of the John E. Wood Addition to the City of Marlin, Falls County, Texas and being the same land described in Volume 270 at Page 548 of the Official Public Records of Falls County, Texas. (Tax Acct No. 29422)<br><br>**Adjudged Value: $48,570**<br>**Situs: 212 Live Oak, Marlin, Tx 76661** | **$27,562.04**<br><br>***SUBJECT TO 2025 TAXES*** |
| **25** | Suit No. CV42265T FALLS COUNTY, ET AL VS. TONY HERNANDEZ, ET AL | **TRACT 1:** Lot 4, Block 4, Farish Addition to the City of Rosebud, Falls County, Texas and being the same land described in Deed dated October 25, 2011 from Travis A. Wilkes to Tony Hernandez, recorded in Volume 262 at Page 303, Official Records of Falls County, Texas. (Tax Acct No. 31758)<br><br>**Adjudged Value: $49,890**<br>**Situs: 205 W Ave A, Rosebud, Tx 76570** | **$6,036.43** |
| **26** | Suit No. CV42265T FALLS COUNTY, ET AL VS. TONY HERNANDEZ, ET AL | **TRACT 2:** 0.15 of an acre, more or less, Neil McLennan Survey, A-31, Falls County, Texas and being the same land described in Deed dated March 21, 1984 from Marcelino Ramirez to Tony Hernandez and wife, Linda | **$790.37** |

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| | | Hernandez, recorded in Volume 331, Page 906 of the Deed Records of Falls County, Texas. (Tax Acct No. 34701)<br><br>**Adjudged Value: $6,000**<br>**Situs: FM 1963, Rosebud, Tx** | |
| **27** | Suit No. CV42266T FALLS COUNTY, ET AL VS. UNKNOWN HEIRS TO THE ESTATE OF SONDRA KENNEDY, ET AL | **TRACT 1:** Part of Lot 25, Neumann-Terrace Subdivision, City of Marlin, Falls County, Texas and being the same land described in Deed dated September 5, 1985 from Christy L. Parsons to Sondra Kennedy, recorded in Volume 338 at Page 165 of the Deed Records of Falls County, Texas. (Tax Account No. 24578)<br><br>**Adjudged Value: $85,410**<br>**Situs: 1314 Emil Ave., Marlin, Tx 76661** | **$30,620.01** |
| **28** | Suit No. CV42317T FALLS COUNTY, ET AL VS. DANIEL FITZGIBBON, ET AL | **TRACT 1:** Lot 1, Outlot 111, City of Marlin, Falls County, Texas and being the same land described in Deed dated April 25, 2000 from Nettye L. McLemore to Daniel Fitzgibbon and wife, Susan Fitzgibbon, recorded in Volume 107 at Page 213 of the Official Records of Falls County, Texas. (Tax Acct. No. 36143)<br><br>**Adjudged Value: $13,680**<br>**Situs: 628 Clark St, Marlin, Tx 76661** | **$13,680.00** |

** 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.