



**WOOD COUNTY TAX SALES FOR AUGUST 3, 2021**

**LOCATION: Official Door of the Courthouse**

**TIME: 10 AM**

- 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. 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.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. 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) Deeds will be issued and filed as quickly as possible, but you must allow 4-8 weeks for delivery. Contact us to check on your deed only after that time frame. Occasionally, more time will be required.
- 4) There is a Minimum Bid requirement; if the Minimum Bid is met with competitive bidding, the highest bid is accepted. Payment of the winning bid is due the same day of the Sale. We handle collection at the courthouse, or you may drop off your payment at the nearby Wood County Sheriff's Civil Dept. at 402 S. Stephens Street, in Quitman.
- 5) Taxes may be due beyond what is included in the minimum bid amount, i.e., tax years after the judgment date, including the current year, and the buyer must pay those taxes independently of the bid, directly to the tax office.
- 6) 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 county Tax Assessor-Collector for more information about this requirement.
- 7) Texas has a Right of Redemption; under Texas law, a property owner may redeem, or buy back, a property sold at Sheriff's Sale. They must match the accepted bid plus pay an additional 25% of that bid. For a homestead or family farm, the redemption period is for 2 years after the deed is filed; for non-homestead or family farm property, the redemption period is for 6 months after filing. Any dispute, such as the time frame, required payment, etc., regarding the redemption is between the buyer and former owner. We cannot give legal advice to you; obtain counsel for yourself, if desired. **\*\*Note\*\*** Due to the Right of Redemption, it is highly suggested that you do not immediately build a \$50,000 house on it until the redemption period has expired, as you are not entitled to redemption plus reimbursement of any additions to the property.
- 8) If the property that you buy today is currently occupied, then you have the opportunity to lease to the occupant or evict them through legal proceeding. We are selling the property, but we make no warranties as to whether you can "move in today" (habitability, access, etc.).
- 9) For more information regarding any sale listed below, please contact Maddie Lansdale of the PBF CM TYLER office at (903) 597-7664, or contact by email, [mlansdale@pbfcm.com](mailto:mlansdale@pbfcm.com).

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<b>Cause No:</b> <b>District Court:</b> <b>Judgment Date:</b>	<b>Style of Case:</b>	<b>Legal Description (Per Appraisal District):</b>	<b>Adjudged Value:</b>	<b>Estimated Minimum:</b>	<b>Account #</b>
T-3698 402ND DISTRICT COURT 1/9/2020	YANTIS INDEPENDENT SCHOOL DISTRICT vs. BRIAN CLAY EARLE, ET AL	TRACT 12, A-478, D RUSK, 1.971 ACRES	\$15,680.00	\$ 13,455.76	R20405
T-3698 402ND DISTRICT COURT 1/9/2020	YANTIS INDEPENDENT SCHOOL DISTRICT vs. BRIAN CLAY EARLE, ET AL	TRACT 80, A-182, E ESPARSA, 2.993 ACRES	\$114,990.00	\$ 37,467.10	R69442
T-4232 402ND DISTRICT COURT 7/31/2021	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. KIM HUMPHREYS	LOT 6A,6C, BLK 20, HAM ADDITION, W H CRAWFORD SURVEY, A-120	\$60,230.00	\$ 20,907.48	000038774
T-3940 402ND DISTRICT COURT 1/9/2020	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. BILLY E. PRIOR & BARBARA N. PRIOR	LOT 59 BLK I (PELICAN BAY) HOLIDAY VILLAGES OF FORK	\$60,000.00	\$ 28,120.18	R74037
T-4110 402ND DISTRICT COURT 7/31/2020	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. LOTON N. CAGLE & MICHAEL R. CAGLE	ABS 0482; RICHARDS J; TRACT 76 PT; 3.748 ACRES; HUD# TEX0370184	\$63,180.00	\$24,362.07	R20537
T-4274 402ND DISTRICT COURT 3/25/2021	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. MILTON S. BADDY ET AL	ABS 0381; MANNING J M; TRACT 88; 2.01 ACRES	\$16,200.00	\$9,036.52	R17548

T-4274	YANTIS INDEPENDENT SCHOOL DISTRICT vs. CATHERINE J GARDINER	LOT 9 PT, BLK 6, 1.143 AC, YANTIS TOWNSITES	\$67,490.00	\$28,787.36	R37498
402ND DISTRICT COURT 3/25/2021					

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT [www.woodcad.net](http://www.woodcad.net).