

CASS COUNTY SALES FOR **DECEMBER 7, 2021**

CASS COUNTY COURTHOUSE, MAIN STREET
NORTH SIDE STEPS
LINDEN 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 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) Bidders should arrive 15-30 minutes before the sale in order to sign in and get a bidding number. The winning bidder must pay the full amount of their bid the day of the Sale and within the time period set.
- 5) 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@pbfcm.com or Tara Overmyer, PBF at Cass Co. Tax Office (903)756-5513 ext. 4/tovermyer@pbfcm.com

Cause No:	Style of Case:	Account #	Legal Description: Property Address / Location (Per Cass CAD):	Value at Time of Judgment:	Estimated Minimum Bid:	Notes
13-C-221 5TH DISTRICT COURT 14-Aug-20	CASS COUNTY vs. M C SMITH	0016231-0021761 PARCEL ID 21761	BEING 0.5 ACRES, TRACT 4, ROBERT WALKER SURVEY, ABSTRACT NUMBER 1144 565 US-59, LINDEN, TX 75563	\$10,240.00	\$10,240.00	**BEING SOLD SUBJECT TO 2020-2021 TAXES \$415.11
14C153 5TH DISTRICT COURT 14-Aug-2	CASS COUNTY vs. ARTHUR DAWSON	0031646-0022470 PARCEL ID 22470	TRACT 1: BEING 11.50 ACRES OF LAND IN THE W J HAMILTON SURVEY, ABSTRACT 46	\$34,910.00	\$10,913.04	**BEING SOLD SUBJECT TO 2020-2021 TAXES\$1,425.44

		0031646-0022471 PARCEL ID 22471	TRACT 2: BEING 0.250 ACRE TRACT (UDI) SITUATED IN THE H HOLBERT SURVEY, ABSTRACT 496	\$250.00	\$250.00	**BEING SOLD SUBJECT TO 2020-2021 TAXES \$9.56
		0031646-0022472 PARCEL ID 22472	TRACT 3: BEING 3.13 ACRES IN THE J WATKINS SURVEY, ABSTRACT 1078, TRACT 132	\$13,880.00	\$4943.19	**BEING SOLD SUBJECT TO 2020-2021 TAXES \$589.27

RESALE PROPERTIES

(PROPERTIES THAT HAVE PREVIOUSLY BEEN STRUCK OFF TO CASS COUNTY)

Cause No: District Court: Judgment Date:	Style of Case:	Account # PARCEL ID	Legal Description: Property Address / Location (Per Cass CAD):	Value at time of Judgment:	Estimated Minimum Bid:	Notes
13-C-556 5TH DISTRICT COURT 13-Sep-19	CASS COUNTY vs. BERNARD ZAMETRA CHANNEL & ETAL	0055324-0004198 PARCEL ID 4198	TRACT 1: BEING A .166 ACRE TRACT IN THE J RICHIE SURVEY, ABSTRACT 877, SECTION C 406 White St, Atlanta, TX 75551	\$2,100.00	\$2,100.00	
16C445 5TH DISTRICT COURT 5-Jun-18	CASS COUNTY vs. FARRIS WAYNE TERRY	0002897-0039135 0002897-0039877 0002897-0003327 PARCEL IDS 39135,39877,3327	TRACTS 1-3: BEING TRACTS 52-A, 52 AND 53, IN THE J BURLESON SURVEY, ABSTRACT 66, AND BEING A TOTAL OF 0.728 ACRES 1517 First St, Atlanta TX 75551	COMBINED VALUES \$28,880.00	\$5,000.00	
16C485 5TH DISTRICT COURT 19-Jul-19	CASS COUNTY vs. ROBERT ROSS ET AL	0055324-0021190 PARCEL ID 21190	TRACT 1: PART OF THE MD FRAZIER SURVEY AND BEING LOTS NO 1,2, AND THE SOUTH 27 FEET OF LOT 3 OF THE D H BOON ADDITION 1204 W Houston St, Linden, TX 75563	\$29,830.00	\$4,500.00	
17C478 5TH DISTRICT COURT 16-Feb-18	CASS COUNTY vs. CARR, PRICE J	0055324-0002612 PARCEL ID 2612	TRACT 1: BEING 0.109 ACRES, LOT 4, BLOCK 6, COOLEY (AKA COWLEY HEIGHTS) 607 N Foster St, Linden TX 75563	\$17,090.00	\$4,500.00	

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT
<http://www.casscad.org/>