

Sale is postponed until further notice. Sign up for notifications of our tax sales on our website at www.pbfc.com.

WOOD COUNTY TAX SALES FOR APRIL 7, 2020

LOCATION: Official Door of the Courthouse

TIME: 10 AM

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. 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 paid 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 council for yourself, if desired. ****Note**** Due to the right of redemption, if you buy property today, 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 Julie Himel of the PBFCM TYLER office at (903) 597-7664, or contact by email, jhimel@pbfc.com.

WOOD COUNTY TAX SALES FOR APRIL 7, 2020, 10 AM

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Account #
T-3698 402ND DISTRICT COURT 9-Jan-2020	YANTIS INDEPENDENT SCHOOL DISTRICT vs. BRIAN CLAY EARLE, ET AL	TRACT 12, A-478, D RUSK, 1.971 ACRES	\$15,680.00	\$ 13,094.33 Subject to no other taxes of \$0.00	R20405
T-3698 402ND DISTRICT COURT 9-Jan-2020	YANTIS INDEPENDENT SCHOOL DISTRICT vs. BRIAN CLAY EARLE, ET AL	TRACT 80, A-182, E ESPARSA, 2.993 ACRES	\$114,990.00	\$ 36,731.34 Subject to 2019 taxes of \$1,496.31	R69442
T-3993 402ND DISTRICT COURT 9-Jan-2020	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. EDWIN F. SOWARD	LOT 19B, BLK 110, A-192, E A EVANS, 0.2755 ACRES	\$800.00	\$ 800.00 Subject to 2019 taxes of \$21.75	000036171
T-3961 402ND DISTRICT COURT 9-Jan-2020	YANTIS INDEPENDENT SCHOOL DISTRICT vs. ROBERT CHARLES MOORE	TRACT 36 PT, A-681, H CLAYBROOK, 1.05 ACRES – Undivided Interest, approx. 1/3 each – selling all 100% interest * These properties are being sold together.	\$2,277.00, \$2,276.00, \$2,276.00 (Together total of \$6,829.00)	\$ 6,829.00 Subject to 2019 taxes of \$140.31	R52604, R68032, R68033 (CAD PARENT 20409495)
T-4109 402ND DISTRICT COURT 9-Jan-2020	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. WAYMAN E. HAMMACK, ET AL	LOTS 540, 541, 556, 557, BLK 2, ZONE 3, CLEAR LAKES, A-241, JF GILL	\$2,000.00	\$ 2,000.00 Subject to 2019 taxes of \$47.54	R27166
T-4239 402ND DISTRICT COURT 9-Jan-2020	CITY OF HAWKINS vs. LINDA HENDERSON, ET AL	LOT 1 PT, BROWN ADDITION, A-451, G BREWER, 1.343 ACRES	\$27,400.00	\$ 9,381.94 Subject to 2019 taxes of \$797.88	R58249

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T-3866 402ND DISTRICT COURT 9-Jan-2020	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. AUDREY KENNEDY	LOTS 10D, 11D, BLK 34-2, A-612, JE WHITE, 0.1677 ACRES	\$750.00	\$ 750.00 Subject to 2017-19 taxes of \$61.86	000035817
T-3802 402ND DISTRICT COURT 9-Jan-2020	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. JOHN C LEE, AKA JOHN C LEE, DDS	LOTS 4A, 5, BLK 56, A-452, W PAGE, 0.2726 ACRES	\$132,550.00	\$ 14,431.87 Subject to 2019 taxes of \$3,770.58	000036013
T-4226 402ND DISTRICT COURT 9-Jan-2020	CITY OF HAWKINS vs. SHANE M BOGARD, ET AL	LOTS 4, 5A, BLK 22, A-41, G BREWER, 0.1203 ACRES	\$67,570.00	\$ 4,519.67 Subject to 2019 taxes of \$2,333.35	R35435
T-4246 402ND DISTRICT COURT 9-Jan-2020	CITY OF HAWKINS vs. DAVID MITCHELL, ET AL	LOTS 18B, 19B, 20B, & N ½ OF 17, BLK 20, A-41, G BREWER, 0.1406 ACRES	\$4,110.00	\$ 4,110.00 Subject to 2019 taxes of \$119.67	R35419
T-4175 402ND DISTRICT COURT 9-Jan-2020	QUITMAN INDEPENDENT SCHOOL DISTRICT vs. CODY GILBREATH, ET AL	TRACT 16, A-608, GW WATSON, 4.954 ACRES W/ MH LABEL # PSF0861456/7	\$54,430.00	N/A	R52675
T-4184 402ND DISTRICT COURT 9-Jan-2020	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. RONALD LEWIS BLALOCK, ET AL	LOT 1 PT, PUCKETT SUBDIV., A-154, GJ DYER, 2 ACRES	\$10,320.00	\$ 10,320.00 Subject to 2019 taxes of \$219.49	000052540

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT www.woodcad.net.