

WOOD COUNTY TAX SALES FOR NOVEMBER 5, 2019

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 allow 4-8 weeks for delivery. Contact us to check on your deed after that timeframe.
- 4) There is a Minimum Bid requirement; if the Minimum Bid is met with competitive bidding, the highest bidder is accepted. Payment of the winning bid is due at the time of the Sale.
- 5) Taxes may be due beyond what is included in the minimum bid amount, i.e. tax years after the judgment including the current year, and the buyer must paid those taxes independently of the bid amount.
- 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 the Julie Himel of the PBFCM TYLER office at (903) 597-7664 or contact by email jhimmel@pbfc.com.

WOOD COUNTY TAX SALES FOR NOVEMBER 5, 2019, 10 AM

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description (Per Appraisal District): Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Account #
T-4206 402ND JUDICIAL DISTRICT COURT 12-Apr-18	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. FRANK T. WOOTEN, ET AL	LOT 3, BLOCK 2, FAIRVIEW DIVISION, A-612, J E WHITE, 0.0861 ACRES	\$190.00	\$190.00 (Subject to 2019 taxes of \$4.19 to be paid separately)	000038203
T-4183 402ND JUDICIAL DISTRICT COURT 1-May-19	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. CHEQUITA DENISE CARTER	TRACT 51, A-533, JOHN SPARKS, 40.48 ACRES	\$173,790.00	\$14,370.89 (Subject to 2019 taxes of \$3,909.65 to be paid separately)	000021551
T-4178 402ND JUDICIAL DISTRICT COURT 1-May-19	CITY OF HAWKINS vs. DANIEL SADLER	LOT 2, BLOCK 4, BETTY WELLS ADDITION, A-451, WILLIS PARKER, 0.3478 ACRES	\$29,490.00	\$6,156.67 (Subject to 2018 taxes of \$875.70 to be paid separately)	R41732
T-3441 402ND JUDICIAL DISTRICT COURT 30-May-17	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. FRED L. AND YVONNE C. PYSE	LOT 5A, 6B, BLOCK 312, MINEOLA TOWNSITES, A-286, A HAMILTON, 2.5 ACRES	\$39,290.00	\$4,689.80 (Subject to 2017-19 taxes of \$2,151.05 to be paid separately)	000036775

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T-4158 402ND JUDICIAL DISTRICT COURT 12-Apr-18	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. STEVEN WILLIAM CASH, ET AL	TRACT 16, C HARDIMAN, A-289, 0.88 ACRES ----- TRACT 15, C HARDIMAN, A-289, 0.653 ACRES	\$33,000.00	\$13,921.24 (Subject to 2018-19 taxes of \$1,510.51 to be paid separately)	000016383 & 000070225 * These two (2) properties are being sold together.
T-3671 402ND JUDICIAL DISTRICT COURT 10-Dec-17	MINEOLA INDEPENDENT SCHOOL DISTRICT vs. FLOYD TURMAN, ET AL	LOT 1B, 2D, 4B, BLOCK B, LANDERS & REVELLE, 0.1776 ACRES	\$15,690.00	\$15,690.00 (Subject to 2018 taxes of \$1,472.74 to be paid separately)	000040324

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