

**DELINQUENT TAX SALE
THE COUNTY OF FREESTONE, TEXAS**

June 6, 2017 at 10:00 AM

GENERAL INFORMATION REGARDING THE TAX SALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government. The grantee named in the deed must be the same person who was the successful bidder. (Section 34.015 Texas Tax Code.)
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to **Freestone County Sheriff's Office**. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher, and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property.
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, you may contact our office in Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
1	06-213-A	Teague ISD v Willie Mae Levels	Lt 8 & 9, Blk 119, OT Teague, (V386/P181) #23470000001 205 Tyler St., Teague	\$1,477.00
2	09-336B	Freestone Co v Paul Stephens	MH only LT 1/2, Azalea Oaks Subd., I#RAD1149709 07 FCR 092, Streetman #54865000001	\$3,701.78
3	12-181A	Freestone Co v Mrs. D.L. Garner	Lts 9 & 10, Blk 202, OT Teague (V74/P613 & V1270/P116 OPR) 910 Jefferson #23899 & #40202-00010-00000-000000-000001	\$30,619.94
4	12-190A	Freestone Co v LaFalia Mims	0.14 Ac, A-23 of the I.H. Reed Surv, Fairfield (V756/P437), 2nd Street, Fairfield #00023-09099-00000-000000-000001	\$1,170.00
5	12-369B	Freestone Co v Robert Jackson	1.9 Acs part of 4-1/2 & 0.61 Acs A-23, I.H. Reed Surv, Fairfield and a MH (V1067/P303) Hatcher Street , Fairfield #00023-09200-01000-000000-000001 & 41657 & 46770 & 60451	\$17,816.80
	14-015B			
6	13-182B Freestone Co v Carlton Grant, Ind & DBA Carlton Grant Dirt & Gravel Work		Lts 1, 2 & 3, Blk 1, Bradley II Addn, and Building, Streetman (V440/P723 & V437/P456) 601 Houston St, #37020-00101-00000-000000, #37020-00102-00000-000000 & #37020-00102-00160-000000	\$6,813.70
7			BPP equipment, inventory & vehicles used in operation of business.	\$9,356.77
8	13-187A	Freestone Co v Curtis N. Grayson	0.67 Ac, A-23, H. Shepherd Surv, (V1522/P321) FCR 1224, Fairfield, #3100-00102-04000-000000	\$3,250.50
9	13-299B	Freestone Co v Leo Price	5.00 Acs, A-528 M. Russell Surv, (V230/P024) #00528-00024-00000-000000	\$11,160.44
10	13-404A	Freestone Co v Leola Humber	Lt 3, Blk 30, OT Wortham, (V923/P149), 100 W. San Saba St., Wortham #43030-00003-00000-000000	\$32,148.00
11	13-406A	Freestone Co v Roosevelt Brian Butcher	Lt 12 & 13, Blk 2, F.D. Wright Addn, Wortham, (V1478/P667), 409 E. Main , Wortham #45070-00212-00000-000000	\$4,246.52
12	13-411B	Freestone Co v Ed Magouirk	Lt 12 & 1/2 of Lt 11, Blk 11, Wheelus Addn, Teague (V160/P23 S/E V159/P188) 1001 N. 5th Ave #41200-00112-00000-000000	\$7,733.19
13	14-016A	Freestone Co v Eddie Crowder	17.34 Acs, A-268, J.M. Hallmark Surv, (Tr 2, V48/P29 & V505/P387) #00268-00090-00000-000000, and being all the royalty interest as assessed on the tax rolls of Freestone County, Texas under the names of Mildred Crowder, Eddie Lee Crowder, Mary Louise Crowder, Esther Kay Crowder, Navasa Crowder and Mack Crowder Jr., in the M. A. Webster Gas Unit, Wells 1, 2, 4, & 5, Unit Tract 4, as committed to the M. A. Webster Gas Unit in Volume 1329, page 236 of the Official Records, Freestone County, Texas and assessed under the following tax accounts: 0017173-1-0084121, 0017173-1-0084122, 0017173-1-0084123, 0017173-1-0084124, 0017172-1-0084121, 0017172-1-0084122, 0017172-1-0084123, 0017172-1-0084124, 0017175-1-0084121, 0017175-1-0084122, 0017175-1-0084123, 0017175-1-0084124, 0017174-1-0084121, 0017174-1-0084122, 0017174-1-0084123, 0017174-1-0084124, 0017207-1-0084121, 0017207-1-0084122, 0017207-1-0084123, 0017207-1-0084124	\$21,749.59

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14	14-016A Freestone Co v Eddie Crowder		10.86 Acs, A-268, J.M. Hallmark Surv, (Tr 1 V48/P29, V505/P387 S/E V264/P77, V378/P23 & V256/P588) :#00268-00090-01000-000000 and being all the royalty interest as assessed on the tax rolls of Freestone County, Texas under the names of Mildred Crowder, Eddie Lee Crowder, Mary Louise Crowder, Esther Ray Crowder, Nawasa Crowder and Mack Crowder, Jr., in the Utley "A" Gas Unit, Wells 1 - 18, & 20, 21 & 23, Unit Tract 10, as committed to the Utley Gas Unit, Volume 522, page 560, Deed Records, Freestone County, Texas, and assessed under the following tax accounts: 1947000-1-0015605, 1947000-1-0083222, 1947000-1-0083253, 1947000-1-0083477, 1947000-1-0083503, 1947000-1-0083581, 1947000-1-0083582, 1947000-1-0083583, 1947000-1-0083775, 1947000-1-0083786, 1947000-1-0083829, 1947000-1-0083850, 1947000-1-0083869, 0017173-1-0084562, 0017173-1-0084563, 0017173-1-0084564, 0017173-1-0015605, 0017173-1-0083222, 0017173-1-0083253, 0017173-1-0083477, 0017173-1-0083503, 0017173-1-0083581, 0017173-1-0083582, 0017173-1-0083583, 0017173-1-0083775, 0017173-1-0083786, 0017173-1-0083829, 0017173-1-0083850, 0017173-1-0083869, 0017173-1-0084560, 0017172-1-0015605, 0017172-1-0083222, 0017172-1-0083253, 0017172-1-0083477, 0017172-1-0083581, 0017172-1-0083583, 0017172-1-0083582, 0017172-1-0083583, 0017172-1-0083775, 0017172-1-0083786, 0017172-1-0083829, 0017172-1-0083850, 0017172-1-0084287, 0017172-1-0084383, 0017172-1-0084560, 0017172-1-0084562, 0017175-1-0015605, 0017175-1-0083222, 0017175-1-0083253, 0017175-1-0083477, 0017175-1-0083503, 0017175-1-0083581, 0017175-1-0083582, 0017175-1-0083583, 0017175-1-0083775, 0017175-1-0083786, 0017175-1-0083829, 0017175-1-0083850, 0017175-1-0083869, 0017175-1-0084287, 0017175-1-0084383, 0017175-1-0084560, 0017175-1-0084562, 0017175-1-0084563, 0017175-1-0084564, 0017174-1-0015605, 0017174-1-0083222, 0017174-1-0083253, 0017174-1-0083477, 0017174-1-0083503, 0017174-1-0083581, 0017174-1-0083582, 0017174-1-0083583, 0017174-1-0083775, 0017174-1-0083786, 0017174-1-0083829, 0017174-1-0083850, 0017174-1-0083869, 0017174-1-0084287, 0017174-1-0084383, 0017174-1-0084560, 0017174-1-0084562, 0017174-1-0084563, 0017174-1-0084564, 0017207-1-0015605, 0017207-1-0083222, 0017207-1-0083253, 0017207-1-0083477, 0017207-1-0083503, 0017207-1-0083581, 0017207-1-0083582, 0017207-1-0083583, 0017207-1-0083775, 0017207-1-0083786, 0017207-1-0083829, 0010017207-1-0084287, 7207-1-00838500017207-1-0083869, 0017207-1-0084383, 0017207-1-0084560, 0017207-1-0084562, 0017207-1-0084563, 0017207-1-0084564	\$21,209.58
15	14-053B Freestone Co v Estate of Betty Henry		Undivided 1/3 rd int. in 124.5 Acs undivided int. 137.5 Acs, Moses Henry Surv, A-310 (V1259/P509 OPR) FCR 331, Oakwood, #11786000004/55866000004	\$46,857.94
16			Undivided 1/3 rd int. in 124.5 Ac. undivided int. in 137.5 Ac, Moses Henry Surv, A-310, FCR 331, Oakwood #11786000005/55866000005	\$46,858.72
17	14-245B Freestone Co v Esterreen Mims		20.86 Acs, A-231, Wm. Fain Surv, (V176/P577 & V492/P561) #00231-00011-00000-000000 & #00231-00012-00000-000000	\$29,143.15
18			0.13 Ac, A# 23, I.H. Reed Surv, (V182/P239) 304 Second Street, Fairfield #00023-09504-00000-000000	\$780.00
19	15-018B Freestone Co v Helene E. Johnson		9.452 Acs, A-34, H. Shepherd Surv, Trs 5-C, 5-B, 5-D, 5-E, 5-F, 6-C, 6-D, 6-E, 7-C, 7-D, 7-E, 7-F, 25-C, 25-E&F (V918/P4, OPR), #33100-00337-00000-000000, #33100-00338-00000-000000, #33100-00339-00000-000000, #33100-00340-00000-000000, 33100-00341-00000-000000, #33100-00342-00000-000000, #33100-00343-00000-000000, #33100-00344-00000-000000, #33100-00347-00000-000000, #33100-00348-00000-000000, #33100-00349-00000-000000, #33100-00351-00000-000000, #33100-00352-00000-000000, #33100-00353-00000-000000, #33100-00354-00000-000000 I-45 N & FCR 1210 Fairfield, TX	\$5,462.20
20	15-022B Freestone Co v Terence Lopez		0.16 Acs, A-15, Blk 168, OT Teague (V1009/P335) 418 COX #406809005-00000-000000	\$3,871.37
21	15-030B Freestone Co v Cheryl Lopez		W 1/2 Lt 3 & E 1/2 of Lt 2, Blk 67, OT Teague (V256/P451) 608 Cypress, #40067-00002-00000-00000-0000001	\$9,583.00
22	15-042A Freestone Co v Terisa Westover		0.45 Acs, Lt 7 & 9, Blk 4, OT Sredman (V1552/P149) 108 S Runkles Ave #25004-00007-00000-000000	\$6,443.80
23	15-248A Freestone Co v Alejandro Ramirez		0.52 Ac, A-34, H. Shepherd -Westwood Surv, Tr 302 (V1536/P429 OPR) #33100-00302-02000-000000	\$2,585.00
24	16-131A Freestone Co v Haywood Felix		2.05 Acs, Lt 6, J. M. Hallmark Surv, A-268, (V255/P537) off S Hwy 75 #11474000001	\$4,243.00

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25	16-132B	Freestone Co v Geneva Sams	2.05 Acs, Lt 5, J. M. Hallmark Surv, A-268, (V255/P537) off S Hwy 75 #11433000001	\$6,639.47
26	CV 16-204-B	Freestone Co v Rand, Foley & Rand, Inc.	8.84 Acs, A-168, M. Cassillas Surv, (V1495/P853 & V1462/P162) #10402000001	\$8,868.02
27	CV 16-235-A	Freestone Co v Helen M Breaux Trust	0.32 Ac, A-23, I. H. Reed Surv, Fairfield (V656/P328 & V948/P424) 426 W Main, Fairfield #5460000001	\$9,588.48
28	CV 16-292-B & 13-332A	Freestone Co v Leslie L. Long, Jr.	5.08 Acs, A-364, J. Lawrence Surv, (V461/P422) #12643000001	\$4,745.46
29			4.94 Acs, D. Avant Surv, A-3 (v1259/P465) 126 PR 473 #00003-00012-01000-000000	\$6,118.50
30	16-115A The County of Freestone Texas v Paige McNamara et al		Und int in 50.93 Ac tr C. Harris Surv, A# 278, assessed as an und 8.49 ac int. (6th Tr Ex A, V1597/P358 OPR) #11590000003	\$1,739.37
31			Und int in 166.47 Acs J.G. Callison Surv, A# 127, assessed as an und 27.74 acs (1st Tr Ex A, V1597/P358 OPR) #9774000005	\$4,426.05
32			Und int, in 92.97 Acs J. G. Callison Surv, A# 127 pt of 185.94 ac tr assessed as und 15.50 acs (185.94 ac tr described as 2nd Tr Ex A, V1597/P358 OPR) #9776000005	\$2,590.64
33			Und Int in 50.00 Acs, J. G. Callison Surv, A# 127 assessed as und 8.33 acs (same land described as 4th Tr Ex A, V1597/P358 OPR) #9772000005	\$1,543.29
34			Und int in 50.00 Acs, J. G. Callison Surv, A# 127, said und int assessed as und 8.33 acs (same land described as 3rd Tr Ex A, V1597/P358 OPR) #9770000005	\$1,328.78
35			100.61 Acs. J. James Surv, A# 333 (Tr 3, Ex B-3, V1607/P459 OPR) #1195500000	\$4,118.71
36			12.40 Acs. J. James Surv, A# 333 (Tr 1, Ex B-1, V1607/P459 OPR) #1195700000	\$15,834.11
37			Und int in 73.52 Acs. J. Nix Surv, A# 478 assessed as und 12.25 acs (same land described as the 2nd Tr of 1st Tr on Ex A, V1597/P358 OPR) #14649000005	\$2,124.78
38			Und int, in 92.97 Acs, J. G. Callison Surv, A# 127, pt of 185.94 ac tr being assessed as und 15.50 acs (said 185.94 ac tr described as 2nd Tr on Ex A, V1597/P358 OPR) #14651000005	\$2,606.42
39			Und int in 187.36 Acs, R. N. Compton Surv, A# 834, assessed as und 31.32 acs (same land described as the 5th Tr on Ex A, V1597/P358 OPR) #17965000005	\$5,576.25
RESALES				
<u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
40	07-345-B	Freestone Co v Douglas Washington aka Douglas L. Washington	0.740 Ac, A-583, John Sanford Surv, (V489/P719) #16234000001 (Bid in Trust 7/6/2010)	\$3,000.00
41	09-267-B	Freestone Co v Keon Suber	0.44 Acs, A-5 G. Brewer Surv AKA Lts 1, 2 & 3, Blk 11, Teague (V1184/P666) #2397000001 (Bid in Trust 7/5/2011)	\$1,200.00
42	12-176B	Freestone Co v Rhonda Hollaway	0.69 Ac, Lt 46, April Cove III Addn, (V887/P567) #63014-00046-00000-000000-000001 (Bid in Trust 10/7/2014)	\$1,500.00
43	14-141B	Freestone Co v J. D. Dobbins	3.37 Acs, A-58 T.H. Brennan Surv, (2nd Tr, V192/P65 S/E property V479/P783 & S/E property V869/P270) R 481 & CR 480, Teague #00058-00021-00000-000000 (Bid in Trust 2/7/2017)	\$7,500.00
44	15-054A	Freestone Co v Earl Morris	0.09 Ac, Lt 21, Blk 1, S Oaks I Addn, (V1041/P037) SOUTHERN OAKS DR #63087-01021-00000-000000 (Bid in Trust 10/6/2015)	\$1,300.00
45	15-056A	Freestone Co v Hector Romero	5.06 Acs Price Land Co, Tr 9, (V1101/P173) #33275-00009-00000-000000 (Bid in Trust 6/7/2016)	\$4,500.00
46	15-269B	Freestone Co v Donald E. Welsh	Lt 6, Blk 14, Southern Oaks I Addn, (V757/P45) Southern Oaks Dr., Streetman #63087-14006-00000-000000 (Bid in Trust 2/7/2017)	\$3,000.00