

**DELINQUENT TAX SALE - THE COUNTY OF CHEROKEE, TEXAS  
CHEROKEE COUNTY, TEXAS**

**August 1, 2017 at 10:00 a.m. - Courthouse Door, Rusk, Texas**

**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 a money order or cashier's check payable to **MVBA (McCreary Veselka Bragg & Allen)**. 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 beside each tract. 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. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
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. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
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. Do **NOT** make unnecessary repairs or renovations during the redemption period.
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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the **Cherokee County Tax Office** and **Cherokee County Appraisal District Tax Office**, that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will **NOT** receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code.)

If you have any questions, you may contact our office in Longview at (903) 757-5757.

**PROPERTIES TO BE SOLD ON AUGUST 1, 2017:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID
1	2007-05-0392	The County of Cherokee, Texas v Bonnie Myrl Morris, et al	<b>TRACT 1:</b> 2.191 acres, more or less, out of Abstract 831 of the J. Thomas Survey, Cherokee County, Texas being that property more particularly described as 3.00 acres, more or less SAVE AND EXCEPT that 0.809 acre, more or less, as described in Volume 1123, page 549 of the Deed Records, Cherokee County, Texas (Volume 685, Page 516; SAVE AND EXCEPT Volume 1123, Page 549 of the Deed Records) Account #118396000 Judgment Through Tax Year: 2016  <b>TRACT 2:</b> 0.809 acre, more or less, out of Abstract 831 of the J. Thomas Survey, Cherokee County, Texas (Volume 1123, Page 543 of the Deed Records, Cherokee County, Texas) Account #118396100 Judgment Through Tax Year: 2016	\$21,020.00
2	2010-04-0257	The County of Cherokee, Texas v Tamrah Lynn Back, et al	<b>TRACT 1:</b> 0.780 acre, more or less, out of Abstract 1116 the Betty & Jim Carroll Survey described by the Cherokee County Appraisal District as Block 2175, Tract 2, Cherokee County, Texas (Volume 1039, Page 194, Cherokee County, Texas) Account #120503000 Judgment Through Tax Year: 2016  <b>TRACT 2:</b> 0.390 acre, more or less, out of Abstract 516 of the G. W. Loftis Survey, described by the Cherokee County Appraisal District as Block 2176, Tract 4A, Cherokee County, Texas (Volume 1039, Page 194, Cherokee County, Texas) Account #114847000 Judgment Through Tax Year: 2016	\$5,515.98
3	2012-07-0564	The County of Cherokee, Texas v Lois Tidwell et al	1.530 Acres, more or less, out of Abstract 4 of the P E Bean Survey, Cherokee County, Texas (Volume 1163, Page 778 Cherokee County, Texas) Account #100577003 Judgment Through Tax Year: 2016	\$3,128.92
4	2014-07-0500	The County of Cherokee, Texas v Wayne Freeney, et al	1.00 acre, more or less, out of Abstract 146 of the T. Brown Survey, Cherokee County, Texas (Volume 721, Page 22, Cherokee County, Texas) Account #110577000 Judgment Through Tax Year: 2016	\$15,792.62
5	2015-02-0052	The County of Cherokee, Texas v Lillian Sanders et al	2.000 Acres, more or less, out of Abstract 10 of the J. Cobb Survey, Tract 9, Block 1841, Cherokee County, Texas (Volume 389, Page 134 of the Deed Records, Cherokee County, Texas) Account #101143000 Judgment Through Tax Year: 2016	\$12,380.00
6	2015-05-0315	The County of Cherokee, Texas v B. E. Childress et al	Lot 3, Block 1, Sunrise Second Addition, City of Jacksonville, Cherokee County, Texas (Volume 1004, Page 657 of the Deed Records, Cherokee County, Texas) Account #226049000 Judgment Through Tax Year: 2016	\$21,215.63
7	2015-11-0756	The County of Cherokee, Texas v Dyson Venn Nickle, Jr. et al	0.668 Acre, more or less, out of Abstract 88 of the J. Bowman Survey, Cherokee County, Texas (Volume 1576, Page 29 of the Deed Records, Cherokee County, Texas) Account #109870000 Judgment Through Tax Year: 2016	\$3,786.40
8	2016-02-0086	The County of Cherokee, Texas v Joe Padron et al	<b>TRACT 1:</b> Lot 8, Block 4, Plantation Estates, City of Jacksonville, Cherokee County, Texas (Volume 2142, Page 655 of the Deed Records, Cherokee County, Texas) Account #225628000 Judgment Through Tax Year: 2016  <b>TRACT 2:</b> 2.367 Acres, more or less, being the residue of a 3.804 acre tract, located in Abstract 283 of the A. J. Francis Survey, Cherokee County, Texas (Volume 1549, Page 740 SAVE & EXCEPT Volume 2077, Page 478 of the Deed Records, Cherokee County, Texas) Account #112142500 Judgment Through Tax Year: 2016	\$4,622.15
9	2016-06-0381	The County of Cherokee, Texas v Alacrity Lending Company	0.590 Acre, more or less, out of Abstract 268 of the J. Ford Survey, being Block 3269B, Tract 6A, and a Manufactured Home Label #PFS0987215/16, Serial #PH0518988A/B, Cherokee County, Texas (Volume 1424, Page 556 of the Deed Records, Cherokee County, Texas) Account #985820118 Judgment Through Tax Year: 2016	\$9,380.99
10	2016-06-0387	The County of Cherokee, Texas v Linda Jo Pierce, Individually & as Trustee of the Weimer Trust	2.303 Acres, more or less, Block 262, out of Abstract 15 of the J Durst Survey, Tract 6, Cherokee County, Texas (Volume 2043, Page 117 of the Deed Records, Cherokee County, Texas) Account #101824000 Judgment Through Tax Year: 2016	\$4,124.84