

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

**October 3, 2017 at 10:00 A.M.  
Courthouse Steps**

**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.
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 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.
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 OCTOBER 3, 2017:**

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
1	09-145-B	Freestone Co v Procoro Antonio Carreno	Lts 10 & 11, Deer Run Subd, (V986/P116 & V1124/P618) 206 FCR 1220, Fairfield #41154000001, 44131000001 & 44130000001	\$5,193.73
2	13-182B Freestone Co v Carlton Grant, Individually and DBA Carlton Grant Dirt & Gravel Work		Lts 1, 2 & 3, Blk 1, Bradley II Addn & Bldg, Streetman (V440/P723 & V437/P456) 601 Houston, Streetman #37020-00101-00000-000000, 37020-00102-00000-000000 & 37020-00102-00160-000000	\$7,169.07
3			BPP consisting of equipment, inventory & vehicles used in the operation of Carlton Grant Dirt & Gravel Work #35047- 00000-02160-002003	\$7,908.52
4	13-404A	Freestone Co v Leola Humber	Lt 3, Blk 30, OT, Wortham (V923/P149) 100 W. San Saba Wortham, #43030-00003-00000-000000	\$32,148.00
5	13-406A	Freestone Co v Roosevelt Brian Butcher	Lts 12 & 13, Blk 2, F.D. Wright Addn, Wortham (V1478/P667) 409 E. Main, Wortham , #45070-00212- 00000-000000	\$4,502.03
6	13-411B	Freestone Co v Ed Magouirk	Lt 12 & 1/2 of Lt 11, Blk 11, Wheelus Addn, Teague (V160/P23 S&E that described V159/P188) 1001 N. 5th, Teague #41200-01112-00000-000000	\$5,000.00
7	14-053B	14-053B Freestone Co v Estate of Betty Henry	Undivided 1/3 <sup>rd</sup> 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
8	14-111B	Freestone Co v Theodore Carr	1.00 Ac of A-2, of the J. Y. Aguilera Surv, Fairfield (V1311/P648) 2144 FM 489, Fairfield #00002-00167-00000-000000	\$5,651.75
9	14-285B	Freestone Co v Samuel Grayson	100.00 Acs of Land out of A-559, William Shofner Surv, (V"O"/P293) County Road 935 Simsboro Community, Teague #00559-00002-00000-000001/00559-00002-00000- 000002/00559-00002-00000-000003/00559-00002-00000- 000004/00559-00002-00000-000005	\$141,062.36
10	15-018B	Freestone Co v Helene E. Johnson	9.452 Acs of A-34, H. Shepherd Surv, described as Trs 5-D, 5-C, 6-D, 6-C, 7-D, 7-C, 25-D, 25-F & 25-C, 5-E, 5-F, 6-E, 7-E, 7-F, 25-E, 25-C & 25-F (V918/P4 OPR) I 45 North and FCR 1210 ##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	\$4,586.45

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
11			0.16 Ac, Lt 6, Blk 161, OTS Teague (V720/P388) 506 Tyler, Teague #23744000001	\$3,138.51
12	15-019A Freestone Co v Sylvia Ruth Huckaby Brown		Lt 50 ft x 150 ft of N of G. Brewer League being assessed as 0.77 Ac N p of Lts 10, 11 & 12, Blk 138, OTS (V177/P54) 411 Busby, Teague #23579000001	\$1,904.28
13			107.68 Ac. -1. McAruty Surv A-409, being pt of 4 Tracts being assessed as an undivided 11/60ths interest or 19.74 Undivided Acs (V27/P105, V38/P457, 458, & V"O"/P214) FCR 661, Dew #13598000001/13598000011	\$600.47
14	15-019A Freestone Co v Sylvia Ruth Huckaby Brown		0.002856 RI – Henderson Gas Unit, Freestone County, TX, Well #'s 1, 3, 7, 8, 10, 13, 14, 16 & 17 0.001081 RI – Clark Gas Unit, Freestone County, TX, Well #'s 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33 Being assessed on the Tax Folios of Freestone County, TX under the following parcel numbers #249994000001, 250470000001, 250385000001, 249885000001, 250507000001, 272270000001, 250498000001, 250389000001, 269859000001, 273419000001, 232592000001, 250661000001, 258395000001, 261287000001, 250573000001, 250219000001, 259301000001, 266435000001, 275180000001, 289847000001, 288785000001, 287975000001, 328892000001, 342518000001, 334610000001, 354420000001, 362072000001, 384356000001, 364212000001, 407470000001 400404000001, 398313000001, 415534000001, 450924000001, 440032000001, 589643000001, 618474000001, 580265000001, 578179000001, 591368000001	\$1,177.09
15	15-030B	Freestone Co v Cheryl Lopez	W 1/2 Lt 3 & E 1/2 Lt 2, Blk 67, OTS, Teague (V256/P451) 608 Cypress, Teague #40067-00002-00000-00000-00000001	\$4,500.00
16	15-042A	Freestone Co v Terissa Westover	0.48 Ac, Lts 7, 8 & 9, Blk 4, OTS, Streetman (V1552/P149) 108 S Runnels, Streetman #35004-00007-00000-000000	\$5,232.27
17	15-205A	Freestone Co v Ruby Cunningham	0.24 Ac of A-23, I.H. Reed Surv (V1050/P470) 1061 S. Bateman, Fairfield #00023-09250-00000-000000- 00001	\$6,266.65
18			37.10 Acs of A-456, A. McMillian Surv (V884/P206) 647 Highway 75, Fairfield #00456-00026-00000- 000000/00456-00025-00000-000000	\$19,411.08
19	15-270A Freestone Co v Dorsey Johnson		8.62 Acs of A-456, A. McMillian Surv (V563/P449) Highway 75, Fairfield #00456-00023-00000-000000	\$5,076.50
20			8.19 Acs of A-456, A. McMillian Surv (V1367/P603) Highway 75, Fairfield #00456-00008-01000-000000	\$3,891.79

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
21			20.00 Acs of A-314, H. Inman Surv (V881/P437) FCR 486, Fairfield #00314-00016-00000-000000	\$9,167.33
22			20.40 Acs of A-352, Wm King Surv (V418/P652) FCR 941, Fairfield #00352-00012-00000-000000	\$8,400.38
23			20.40 Acs of A-352, Wm King Surv (V418/P650) FCR 941, Fairfield #00352-00012-01000-000000	\$8,090.24
24			0.25 Ac of A-23, I.H. Reed Surv (V257/P211) 515 W Reunion, Fairfield #00023-09363-00000-000000	\$13,41.29
25			0.12 Ac of A-23, I.H. Reed Surv (V966/P595) 521 W Reunion, Fairfield #00023-09759-00000-000000	\$5,266.77
26	CV 16-235-A	Freestone Co v Helen M Breaux Trust	0.32 Ac of A-23, I. H. Reed Surv (V656/P328 & V948/P424), 426 W Main, Fairfield #5460000001	\$3,551.96
27	CV 16-237-A Freestone Co v Gilman Leasing LLC		Lts 87 & 88, Lakewood Addn (V1470/P206) 169 Winding Way, Fairfield #20170000001	\$4,365.32
28			1.0 Ac of A-14, R. Gairor Surv (V1470/P202) 657 E Commerce, Fairfield #3823000001	\$3,146.25
29	CV 16-250-B	Freestone Co v Brandy Roberts	0.16 Ac being part of Lts 5 & 6, Blk 18, OTS (V336/P470) 321 Worthy, Teague #18326000001/18326000002	\$10,805.46
30	CV 17-089-B	Freestone Co v Zoleta Freeman	Part of Lts 5 & 6, Div 12, OTS Wortham aka Lt 5 of a Subd of Lts 6, 5, 4, 3 & pt of Lt 2, Div 12 by Edgar Miles 1945, (V782/P650) 609 N MLK Ave, Wortham #25103000001	\$8,814.62
<b>RESALES</b>				
<b>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:</b>				
31	07-345-B	Freestone Co v Douglas Washington aka Douglas L. Washington (In Rem Only)	0.740 Ac of A-583, John Sanford Surv (V489/P719 Hwy 75 S, Fairfield #16234000001 (Bid in Trust 7/6/2010)	\$2,000.00
32	14-141B	Freestone Co v J. D. Dobbins	3.37 Acs of A-58, T.H. Brennan Surv ("Second Tract" V192/P65 S&E property more described V479/P783 & S&E property more described V869/P270) CR 481 & CR 480, Teague, #00058-00021-00000-000000 (Bid in Trust 2/7/2017)	\$6,000.00
33	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)	\$2,200.00

