

DELINQUENT TAX SALE - THE COUNTY OF ANDERSON, TEXAS, ANDERSON COUNTY, TEXAS

March 3, 2026 at 10:00AM

East Steps of the Anderson County Courthouse, Palestine, Texas

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Anderson County Sheriff**. 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Palestine at (903) 723-7866.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON MARCH 3, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	DCCV21-2521-349	The County of Anderson, Texas v Lisa Ann Asberry, et al	Lot 21B & Lot 22, Pinewood Subdivision, Section II to the City of Palestine, Anderson County, Texas (Volume 1461, Page 858 & Volume 1612, Page 402, Official Public Records of Anderson County, Texas), Account #R34556 Judgment Through Tax Year: 2020	\$9,832.19
2	DCCV23-3813-369	The County of Anderson, Texas v Castillo Tower Properties, LLC	TRACT 1: Lots 1, 2 and 3, Block 37, Green Addition, City of Palestine, Anderson County, Texas (Document #2024-3406 & 2024-1872, Official Public Records, Anderson County, Texas) Account #R30301 Judgment Through Tax Year: 2024	\$3,093.43
3			TRACT 2: Lot 4, Block 1, J. L. Moser Addition, City of Palestine, Anderson County, Texas (Document #2024-3406 & 2024-4318, Official Public Records, Anderson County, Texas) Account #R33241 Judgment Through Tax Year: 2024	\$2,848.78
4	DCCV23-4165-87	The County of Anderson, Texas v Seth Blood, et al	Lots 1, 2, 3, 4 and 5, Block 51, Original Townsite City of Palestine, Anderson County, Texas (Document #2018-6377, Deed Records, Anderson County, Texas), Account #R33996 Judgment Through Tax Year: 2023	\$50,643.68
5	DCCV24-4515-369	The County of Anderson, Texas v Russel Smith	TRACT 1: Lot 13 and 14A, Southwest Hills Addition, City of Palestine, Anderson County, Texas (Volume 2581, Page 553, Official Public Records, Anderson County, Texas) Account #R58799 Judgment Through Tax Year: 2024	\$6,337.17
6			TRACT 2: Lot 1 and 2, Word Addition, City of Palestine, Anderson County, Texas (Volume 796, Page 22, Official Public Records, Anderson County, Texas) Account #R36792 Judgment Through Tax Year: 2024	\$3,469.00
7			TRACT 3: 0.40 Acre, more or less, out of the William Kimbrough Survey, Abstract 34, Block 1271, Tract 7B3, Anderson County, Texas (Volume 2019, Page 160, Official Public Records, Anderson County, Texas) Account #R844585 Judgment Through Tax Year: 2024	\$2,544.20
8			TRACT 4: 0.671 Acre, more or less, out of the John Arthur Survey, Abstract 4, Block 880, Tract 18, Anderson County, Texas (Volume 1608, Page 35 and Volume 1376, Page 778, Official Public Records, Anderson County, Texas) Account #R10551/R10552 Judgment Through Tax Year: 2024	\$3,701.38
9			TRACT 5: A Manufactured Home only, 1982, Hombre Caprice, 14 feet x 66 feet, Label #LOU0021231, Serial #COSLASC032435, located on Lot 10, Trailer Town Mobile Home Park, Anderson County, Texas Account #M834940 Judgment Through Tax Year: 2024	WITHDRAWN
10	DCCV24-4611-369	The County of Anderson, Texas v Lawrence H. Hutchinson, III, et al	TRACT 1: Lot 5, Block 4, Westbrook Addition, City of Palestine, Anderson County, Texas (Volume 784, Page 514, Official Public Records, Anderson County, Texas) Account #R36400 Judgment Through Tax Year: 2024	WITHDRAWN
11			TRACT 2: 3.167 Acres, more or less, out of the Joseph Jordan Survey, Abstract 33, Block 1220, Tract 1B, City of Palestine, Anderson County, Texas (Volume 1005, Page 581, Official Public Records, Anderson County, Texas) Account #R62530 Judgment Through Tax Year: 2024	WITHDRAWN
12			TRACT 3: 0.903 Acre, more or less, out of the Jacob Snively Survey, Abstract 63, Block 862-4, Tract 5, City of Palestine, Anderson County, Texas (Volume 1016, Page 342, Official Public Records, Anderson County, Texas) Account #R17806 Judgment Through Tax Year: 2024	\$2,979.97
13	DCCV24-4675-87	The County of Anderson, Texas v Steven M. Shelton, et al	TRACT 1: Lot 394, Pineywoods Lake Resort East Addition, Unit No. 2, Anderson County, Texas (Volume 987, Page 312, Official Public Records, Anderson County, Texas) Account #R38549 Judgment Through Tax Year: 2024	\$1,000.00
14			TRACT 2: Lot 405, Pineywoods Lake Resort East Addition, Unit No. 2, Anderson County, Texas (Volume 850, Page 263, Official Public Records, Anderson County, Texas) Account #R38560 Judgment Through Tax Year: 2024	\$2,000.00
15			TRACT 3: Lot 415, Pineywoods Lake Resort East Addition, Unit No. 2, Anderson County, Texas (Volume 862, Page 723, Official Public Records, Anderson County, Texas) Account #R38570 Judgment Through Tax Year: 2024	\$2,000.00
16			TRACT 4: Lot 515, Pineywoods Lake Resort East Addition, Unit No. 3, Anderson County, Texas (Volume 930, Page 195, Official Public Records, Anderson County, Texas) Account #R38670 Judgment Through Tax Year: 2024	\$2,000.00
17	DCCV24-4931-87	The County of Anderson, Texas v Ashley McGruder	Lot 11, Haven Acres Addition, City of Palestine, Anderson County, Texas (Volume 805, Page 845, and Document #2021-4078, Official Public Records, Anderson County, Texas) Account #R30704 Judgment Through Tax Year: 2024	\$11,249.68

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
18	DCCV24-5010-349	The County of Anderson, Texas v Bryan Dale Bird, et al	TRACT 1: 10.00 Acres, more or less, out of the Manuel Riondo Survey, Abstract 58, Block 1821, Tract 2A and 1A, Anderson County, Texas (Document #2021-8532, Official Public Records, Anderson County, Texas) Account #R339526 Judgment Through Tax Year: 2024	\$6,917.06
19			TRACT 2: A Manufactured Home only, 2022 CMH, 14 feet x 76 feet, Label #NTA2137905, Serial #BL2009487TXA, located on Manuel Riondo Survey, Abstract 58, Block 1821, Tract 2A and 1A, Anderson County, Texas Account #M306695 Judgment Through Tax Year: 2024	\$7,741.74
20	DCCV25-5419-369	The County of Anderson, Texas v Maria Feli Torres	Lot 6, Block O, DeBard's Addition, City of Palestine, Anderson County, Texas (Volume 2299, Page 685, Deed Records, Anderson County, Texas) Account #R29021 Judgment Through Tax Year: 2024	\$4,524.64
21	DCCV25-5492-3	The County of Anderson, Texas v Lela Underwood, et al	5.00 Acres, more or less, out of the John Adams Survey, Abstract 2, Anderson County, Texas (Volume 293, Page 579, Official Public Records, Anderson County, Texas) Account #R10239/R10240 Judgment Through Tax Year: 2024	\$8,243.73
22	DCCV25-5651-349	The County of Anderson, Texas v Kenneth Arbuckle, et al	Lot 99, Westwood Arms Annex #1 Subdivision, City of Palestine, Anderson County, Texas (Volume 947, Page 301, Official Public Records, Anderson County, Texas) Account #R36663 Judgment Through Tax Year: 2024	\$18,857.35
23	DCCV25-5659-87	The County of Anderson, Texas v Douglas Timmerman	6.88 Acres, more or less, out of the E. Ewing Survey, Abstract 20, being Lot 2A, Breezy Hills Annex Replat, City of Palestine, Anderson County, Texas (Document #2022-2224, Official Public Records, Anderson County, Texas) Account #R330373-CO/CAD ID #849252 Judgment Through Tax Year: 2024	\$16,842.15