

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

**April 7, 2026 at 10:00 A.M.**

**Freestone County Courthouse Steps**

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 **cashier's check or money order payable to Freestone County Tax 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. 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 Fairfield at (903) 481-9930.

**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 APRIL 7, 2026:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV15110	The County of Freestone, Texas v Eddie Spivey et al	<b>TRACT 1:</b> 1.25 Acres, more or less, out of Abstract 583, of the John Sanford Survey, Freestone County, Texas (Volume 602, Page 461, Tract IV, Freestone County, Texas) Account #00583-00031-00000-000000 Judgment Through Tax Year: 2024 <del><b>AND TRACT 4:</b> 1.25 Acres, more or less, out of Abstract 583, of the John Sanford Survey, Freestone County, Texas (Volume 602, Page 461, Tract II, Freestone County, Texas) Account #00583-00039-00000-000000 Judgment Through Tax Year: 2024</del>	\$10,804.06
2			<b>TRACT 2:</b> 1.25 Acres, more or less, out of Abstract 583, of the John Sanford Survey, Freestone County, Texas (Volume 602, Page 461, Tract VII, Freestone County, Texas) Account #00583-00008-00000-000000 Judgment Through Tax Year: 2024	\$6,143.92
3			<b>TRACT 3:</b> 1.25 Acres, more or less, out of Abstract 583, of the John Sanford Survey, Freestone County, Texas (Volume 602, Page 461, Tract V, Freestone County, Texas) Account #00583-00030-00000-000000 Judgment Through Tax Year: 2024	\$7,210.09
4	CV18066	The County of Freestone, Texas v James E. Stephen et al	0.3967 Acre of Land, more or less, of the I. H. Reed Survey, Abstract 23, City Fairfield, Freestone County, Texas and being assessed on the tax rolls of Freestone County, Texas as 1.00 Acre of Land (Volume 382, Page 791, Deed Records, Freestone County, Texas) Account #5396000001 Judgment Through Tax Year: 2024	\$9,279.70
5	CV21075	The County of Freestone, Texas v Naisha Walker, et al	2.00 Acres, more or less, out of the A. McMillan Survey, Abstract 456, Freestone County, Texas (Volume 764, Page 115, Official Records, Freestone County, Texas) Account #14464000001 Judgment Through Tax Year: 2023	\$8,287.57
6	CV24207	The County of Freestone, Texas v Noel Van Meter	Lot 17, Morehead Addition, City of Fairfield, Freestone County, Texas (Instrument #2103122, Official Records, Freestone County, Texas) Account #19143000001 Judgment Through Tax Year: 2024	\$13,566.23
7	CV25043	The County of Freestone, Texas v Terri Dawn Borter	<b>TRACT 1:</b> 0.99 Acre, more or less, out of the Hopson Burleson Survey, Abstract 6, assessed on the tax rolls as 1.00 Acre, more or less, Freestone County, Texas (Volume 1586, Page 115, Deed Records and Instrument #2200223, Official Records, Freestone County, Texas) Account #2730000001 Judgment Through Tax Year: 2024	\$17,825.87
8			<b>TRACT 2:</b> 2.00 Acres, more or less, out of the Hopson Burleson Survey, Abstract 6, Freestone County, Texas (Instrument #2200223, Official Records, Freestone County, Texas) Account #47601000001 Judgment Through Tax Year: 2024	\$2,589.27
9	CV25085	The County of Freestone, Texas v Bertha Walker, et al	Part of Lot 2, Division 10, Original Townsite City of Wortham, Freestone County, Texas (Volume 152, Page 2, Deed Records, Freestone County, Texas) Account #25052000001 Judgment Through Tax Year: 2024	\$6,419.13
10	CV25086	The County of Freestone, Texas v Gertrude Johnson et al	1.00 Acre, more or less, out of the J. C. Freeman Survey, Abstract 748, Freestone County, Texas (Volume 201, Page 582, Deed Records, Freestone County, Texas) Account #22565000001 Judgment Through Tax Year: 2024	\$10,007.86