

**DELINQUENT TAX SALE - CHEROKEE COUNTY, TEXAS
CHEROKEE COUNTY APPRAISAL DISTRICT, THE COUNTY OF CHEROKEE, TEXAS, TROUP INDEPENDENT SCHOOL
DISTRICT AND JACKSONVILLE INDEPENDENT SCHOOL DISTRICT**

May 1, 2018 at 10:00 a.m. at 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 cashier's check or money order 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 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.) To obtain a certificate, please contact your Cherokee County Tax Assessor-Collector at least two weeks prior to the sale

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

PROPERTIES TO BE SOLD ON MAY 1, 2018:

For more information regarding the location / property descriptions, please visit the Cherokee County Appraisal District website:

<http://www.cherokeecad.com/>

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
1	2004-10-0695	Cherokee County Appraisal District v W. G. Hairston, et al	2.00 acres, more or less, situated in the O. Weir Survey, Abstract 920, Cherokee County, Texas, as described in deed dated July 31, 1973 from John L. Colston, et ux, to W. G. Hairston, et ux, Acct. #119799000 (Volume 659, Page 527, Deed Records of Cherokee County, Texas) Account #000119799000 / Judgment Through Tax Year: 2017	\$2,150.00	
2	2008-09-0600	The County of Cherokee, Texas v Charles Warthaw, et al	Improvements only being a manufactured home, Label #RAD0288332, Serial #MSLF1AF262515661 located on Abstract 465 of the JN Joiner survey, described by the Cherokee County Appraisal District as Block 1379, Tract 20-7, Cherokee County Account #985825936 / Judgment Through Tax Year: 2017	\$4,420.00	
3	2008-11-0716	The County of Cherokee, Texas v Kim Lea Ward	1.00 acre, more or less, out of Abstract 31, B. C. Lewis Survey described by the Cherokee County Appraisal District as Block 2009, Tract 12, Cherokee County, Texas (Volume 1410, Page 484, Cherokee County, Texas) Account #104234000 / Judgment Through Tax Year: 2017	\$20,338.16	
4	2014-11-0747	The County of Cherokee, Texas v Patricia Leah Green	Lot 5, Block 195, Jacksonville Addition, City Jacksonville, Cherokee County, Texas (Volume 1322, Page 269 of the Deed Records, Cherokee County, Texas) Account #223192000 / Judgment Through Tax Year: 2017	\$6,040.00	
5	2015-03-0142	Troup Independent School District v Stephen L Slider, et al	2.943 acres, more or less, situated in the R. R. Jowell Survey, Abstract 102, Cherokee County, Texas (Volume 2028, Page 804, Official Public Records, Cherokee County) Account #112210 / Judgment Through Tax Year: 2017	\$6,187.48	
6	2015-04-0238	The County of Cherokee, Texas v Burnam Knott et al	Lot 3, Block 1, City of Alto, Cherokee County, Texas (Volume 831, Page 280, Cherokee County, Texas) Account #220519000 / Judgment Through Tax Year: 2017	\$5,750.00	
7	2015-04-0240	The County of Cherokee, Texas v Ronny Mullican et al	4.960 acres, more or less, out of Abstract 40 of the J. Pineda Survey, Cherokee County, Texas (Volume 1104, Page 221, Cherokee County, Texas) Account #105357020 / Judgment Through Tax Year: 2017	\$25,391.44	
8	2016-09-0615	Jacksonville Independent School District v Grant Barrett	All that certain tract, parcel, or lot of land known as Lot 3, Block H, of the Town of Andy, also known as Cuney, Cherokee County, Texas (described in a Warranty Deed from Andy Realty Company, a Corporation to Grant Barrett, Recorded in Volume 83, Page 99 of the Deed Records of Cherokee County, Texas) Account #000221170010 / Judgment Through Tax Year: 2017	\$910.00	
9	2016-09-0659	Jacksonville Independent School District v Mrs. W. N. Alexander, et al	All that certain tract, parcel, or lot of land known as Lot 1, Block 25 in the Town of Reynolds, Cherokee County, Texas, according to the map of the Town of Reynolds, recorded January 27th 1881, in Volume 12 Page 44, of the Deed Records of Cherokee County, Texas (as described in a Warranty Deed from W. E. Bond et al to Joseph Powell, recorded in Volume 40, Page 102, Deed Records of Cherokee County, Texas) Account #000226908000 / Judgment Through Tax Year: 2017	\$1,650.00	
10	2016-09-0660	Jacksonville Independent School District v Allison Gardner	TRACT 1: All that certain tract, parcel, or lot of land known as Lot 6 Block H, of the Town of Andy, also known as Cuney, Cherokee County, Texas (Volume 90, Page 342, Deed Records, Cherokee County, Texas) Account #221170030 / Judgment Through Tax Year: 2017 TRACT 2: All that certain tract, parcel, or lot of land known as Lot 5, Block H, of the Town of Andy, also known as Cuney, Cherokee County, Texas (Volume 78, Page 559, Deed Records, Cherokee County, Texas) Account #221170020 / Judgment Through Tax Year: 2017	\$1,820.00	
11	2016-12-0865	The County of Cherokee, Texas v First National Homes, Inc. (Continued on next page)	improvement only located on Abstract 341 of the J. Hundley Svey, Cherokee County, Texas Account #109291 / Judgment Through Tax Year: 2017	\$5,185.01	
12			0.480 acres, more or less, out of Abstract 341 of the J. Hundley Survey, Cherokee County, Texas (Volume 1656, Page 490 (tract 22), Cherokee County, Texas) Account #113080000 / Judgment Through Tax Year: 2017	\$508.33	
13			All Lots in Block F, Dickinson's First Addition, Cherokee County, Texas (Volume 1656, Page 490 (tract 19), Cherokee County, Texas) Account #227300000 / Judgment Through Tax Year: 2017	\$503.71	
14			All Lots in Block G, Dickinson's First Addition, Cherokee County, Texas (Volume 1656, Page 490 (tract 18), Cherokee County, Texas) Account #227301000 / Judgment Through Tax Year: 2017	\$598.04	
15			Lots 5-7, Block 2, Dickinson 1, City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 16), Cherokee County, Texas) Account #227312000 / Judgment Through Tax Year: 2017	\$501.38	
16			Lots 5-8, Block 3, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 15), Cherokee County, Texas) Account #227320000 / Judgment Through Tax Year: 2017	\$501.10	
17			Lots 2-11, Block 4, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 14), Cherokee County, Texas) Account #227322000 / Judgment Through Tax Year: 2017	\$528.32	
18			Lot 1 and Lot 2, Block 5, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 13), Cherokee County, Texas) Account #227324000 / Judgment Through Tax Year: 2017	\$494.45	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
19	2016-12-0865	The County of Cherokee, Texas v First National Homes, Inc. <i>(Continued from previous page)</i>	Lots 11-16, Block 5, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 12), Cherokee County, Texas) Account #227330000 / Judgment Through Tax Year: 2017	\$518.47	
20			Lots 5, Lot 7, Lot 9 and Lot 11, Block 6, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 11), Cherokee County, Texas) Account #227334000 / Judgment Through Tax Year: 2017	\$498.81	
21			Lot 1 thru Lot 11, Block 7, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 10), Cherokee County, Texas) Account #227336000 / Judgment Through Tax Year: 2017	\$492.42	
22			Lot 1, Lot 3, Lot 5, Lot 7, Lot 13, Lot 17, Lot 19, Block 9, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 9), Cherokee County) Account #227353000 / Judgment Through Tax Year: 2017	\$541.83	
23			Lot 1, Lot 3, Lot 5, Lot 9, Lot 10, Lot 19, Block 10, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 8), Cherokee County, Texas) Account #227358000 / Judgment Through Tax Year: 2017	\$576.20	
24			Lot 1 thru Lot 8, Block 13, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 7), Cherokee County, Texas) Account #227377000 / Judgment Through Tax Year: 2017	\$524.43	
25			Lot 11 and Lot 12, Block 13, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 7), Cherokee County, Texas) Account #227379000 / Judgment Through Tax Year: 2017	\$567.66	
26			Lot 17, Lot 19 and Lot 20, Block 13, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 7), Cherokee County, Texas) Account #227382000 / Judgment Through Tax Year: 2017	\$532.51	
27			Lot 5, Lot 7, Lot 9, Lot 11, Lot 13, Lot 15, Block 14, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 6), Cherokee County, Texas) Account #227388000 / Judgment Through Tax Year: 2017	\$576.20	
28			Lot 3, Lot 5, Lot 7, Lot 9, Lot 11 and Lot 12, Block 15, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 5), Cherokee County, Texas) Account #227393000 / Judgment Through Tax Year: 2017	\$576.20	
29			Lot 13B, Lot 14B, Lot 15B, Lot 16B, Block 15, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 5), Cherokee County, Texas) Account #227397000 / Judgment Through Tax Year: 2017	\$498.52	
30			Lot 6, Block 18, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 3), Cherokee County, Texas) Account #227426000 / Judgment Through Tax Year: 2017	\$501.97	
31			Part of Lot 1, all of Lot 3 thru Lot 7, Block 19, Cherokee County, Texas (Volume 1656, Page 490 (tract 2), Cherokee County, Texas) Account #227432000 / Judgment Through Tax Year: 2017	\$618.88	
32			Lot 3, Lot 5, Lot 7, Lot 8, Lot 9, Lot 13 and Lot 15, Block 20, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 1), Cherokee County) Account #227436000 / Judgment Through Tax Year: 2017	\$572.19	
33			Lot 1 thru Lot 6, Block I and All of Block J, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 20 and tract 21), Cherokee County) Account #227460000 / Judgment Through Tax Year: 2017	\$979.40	
34			Lot 3, Block 17, Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1656, Page 490 (tract 4), Cherokee County, Texas) Account #227462000 / Judgment Through Tax Year: 2017	\$501.97	
35			Lot 5, Block , 1 Dickinson 1 - City of Rusk, Cherokee County, Texas (Volume 1980, Page 604, Cherokee County, Texas) Account #57831 / Judgment Through Tax Year: 2017	\$3,667.47	
36	2017-05-0285	The County of Cherokee, Texas v Jose Rogelio Arredondo et al	TRACT 1: Lot 7, Block 238W, Crockett Addition to the City of Jacksonville, Cherokee County, Texas (Volume 1953, Page 686, Deed Records, Cherokee County) Account #224524000 / Judgment Through Tax Year: 2016 TRACT 2: Lot 6, Block 238W, Crockett Addition to the City of Jacksonville, Cherokee County, Texas (Volume 1953, Page 686, Deed Records, Cherokee County) Account #224521000 / Judgment Through Tax Year: 2016 TRACT 3: Lots 4B and 5, Block 238W, Crockett Addition to the City of Jacksonville, Cherokee County, Texas (Volume 1953, Page 686, Deed Records, Cherokee County, Texas) Account #224519000 / Judgment Through Tax Year: 2016	\$5,907.53	
37	2017-07-0394	The County of Cherokee, Texas v Michael Shannon Lloyd et al	0.524 Acres, more or less, out of Abstract 341 of the J Hundley Survey, Cherokee County, Texas (Volume 2159, Page 259, Deed Records, Cherokee County, Texas) Account #112915000 / Judgment Through Tax Year: 2017	\$7,222.72	
38	2017-07-0399	The County of Cherokee, Texas v William B. Barber et al	28.109 Acres, more or less, out of Abstract 41 of the J. Pineda Survey, Cherokee County, Texas (Tract 2 in Volume 1965, Page 648, Deed Records, Cherokee County) Account #106255000 / Judgment Through Tax Year: 2017	\$8,532.24	

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