

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

**June 5, 2018 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 JUNE 5, 2018:**

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	13-182B	Freestone Co. v. Carlton Grant, Individually and DBA Carlton Grant Dirt & Gravel Work	Lts 1, 2 & 3, Blk 1, Bradley II Addn.& Building, 601 Houston St, Streetman (V440/P 723 & V437/P456) #s 37020-00101-00000-000000, 37020-00102-00000-000000 & 37020-00102-00160-000000	\$7,563.76
2		13-361A Freestone Co. v. Tony Scott	4.49 Ac, A# 519, L. J. Parker Surv, Off FCR 700, Teague (V1370/P765), #00519-00009-05000-000000	\$6,885.42
3			0.000904 RI, Irene Wilburn Gas Unit, Wells 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14 & 15 (V1245/P437) #s #0014897-1-0083135-000001, 0014897-1-0083400-000001, 0014897-1-0083484-000001, 0014897-1-0083539-000001, 0014897-1-0083540-000001, 0014897-1-0083669-000001, 0014897-1-0083670-000001, 0014897-1-0084104-000001, 0014897-1-0084105-000001, 0014897-1-0084106-000001, 0014897-1-0084107-000001, 0014897-1-0084207-000001, 0014897-1-0084571-000001 & 0014897-1-0084572-000001	\$1,410.00
4	13-411B	Freestone Co. v. Ed Magouirk	All of Lot 12 and 1/2 of Lot 11, Blk 11, Wheelus Addn, Teague (V160/P23 S&E in V159/P188) 1001 N. 5th Ave #41200-01112-00000-000000	\$2,500.00
5		15-270A Freestone Co. v. Dorsey Johnson	37.10 Acs, A# 456, A. McMillian Surv, (V884/P206, Freestone County, Texas) 647 Hwy 75, #00456-00026-00000-000000/00456-00025-00000-000000	\$18,903.73
6			0.12 Ac, A# 23, I.H. Reed Surv, (V966/P595) 521 W Renunion St #00023-09759-00000-000000	\$4,711.68
7		16-183A Freestone Co. v. B.C. Cox Estate	1.00 Ac, I.H. Reed Surv, A# 23, Fairfield (V531/P713) S IH 45 off of S Hwy 75, #5532000001	\$6,000.00
8			2.30 Acs, I.H. Reed Surv, A# 23, Fairfield (V327/P287 S&E V379/P82 & V403/P661 & V531/P713) #5531000001	\$13,800.00
9	CV 16-247-A	Freestone Co. v. Joe James Devine et al	11.05 Acs, N. Peck Surv, A# 820, Donie (V1289/P894) 255 Main St, #17886000001	\$15,184.65
10	CV 16-253-A	Freestone Co. v. Sara Brooks et al	0.96 Ac, Pt of lts 10 & 11, Div 5, OTS, Wortham (V723/P 435) 105 N 4th St, #24908000001	\$4,168.06
11	CV 17-089-B	Freestone Co. v. Zoleta Freeman	Pt Lts 5 & 6, Div 12, OTS Wortham aka Lt 5 Subd Lts 6, 5, 4, 3 & pt Lt 2, Div 12, Wortham (V782/P650) 609 N MLK Ave, #25103000001	\$3,000.00
12	CV 17-157-B	Freestone Co. v. Jonnie Ince	35 Acs, G. A. Blount Surv, A-87, 190 PR 408 Off Hwy 75, Dew (V1513/P368) #8923000001/14311000001	\$11,121.66
13	CV 17-217-A	Freestone Co. v. Annette Jo Taylor	8.16 Acs, J. McNulty Surv, A-409, Tr 3 (V224/P483) CR 660, Teague #55183000001	\$5,848.31
14	CV 17-311-A	Freestone Co. v. Jesus Lozano	2.00 Acs, A# 10 J. L. Chavert Surv (V1401/P212) 161 FCR 813, Teague, #52925000001	\$4,384.14
15	CV 17-376-B	Freestone Co. v. Royce Dawkins, Jr.	0.004522 RI, Valence Operating Collins -A- (01), AB 555, Julien Sanchez Surv., (V1496/P624) #391774000001	\$2,390.00
16	CV 17-408-B	Freestone Co. v. Debra Ury Roberson	11.00 Acs, A# 2 J.Y. Aguilera Surv, (V314/P374) Off FCR 360, Fairfield #1537000001	\$5,990.69
17	CV 17-416-B	Freestone Co. v. Cynthia Baker FKA Cynthia Kay Langston	Pt Lt 3, Blk 15, OTS, Fairfield (V1363/P58) 219 E Commanche, #18514000001	\$6,378.03
<b><u>RESALES</u></b>				
<b><u>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:</u></b>				
18	07-345-B	Freestone Co v Douglas Washington aka Douglas L. Washington (In Rem Only)	0.740 Ac, A# 583 John Sanford Surv, (V489/P719) Hwy 75 S, #16234000001 (Bid in Trust 7/6/2010)	\$1,000.00
19	14-053B	Freestone Co. v. Estate of Betty Henry	Undivided 1/3rd int. in 124.5 Acs, Moses Henry Surv, A#310 (V1259/P509 OPR) FCR 331, Oakwood #11786000004/55866000004 (Bid in Trust 10/3/2017)	\$30,000.00
20	14-141B	Freestone Co. v. J. D. Dobbins	3.37 Acs, A# 58 T.H. Brennan Surv, ("Second Tract" V192/P65 S&E V479/P783 & S&E V869/P270) CR 481, Teague, #00058-00021-00000-000000 (Bid in Trust 2/7/2017)	\$3,500.00
21	CV 16-259-A	Freestone Co. v. Lillie Moturi	1.25 Ac, Subd 3, Div 10, OTS, Wortham (V274/P330) E Wichita Ave, #25055000001 (Bid in Trust 2/6/2018)	\$8,500.00