

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

**June 4, 2019 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. 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 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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.

If you have any questions, you may contact our office in Waco at (254) 756-7755.

**PROPERTIES TO BE SOLD ON JUNE 4, 2019:**

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	14-016A Freestone Co v Eddie Crowder et al		17.34 Acs, more or less, out of, J.M. Hallmark Survey, Abstract 268 being described as Tract 2, Vol. 48, P 29 & Vol. 505, P 387 of the deed records, Freestone County, Texas under Tax Account #00268-00090-00000-000000, and all of the royalty interest as assessed on the tax rolls of Freestone County, Texas under the names of Eddie Lee Crowder, Mary Louise Crowder, Nawasa Crowder and Mack Crowder, Jr., in the M. A. Webster Gas Unit, Wells 1, 2, 4, & 5, said unit being described in V 1329, P 236 of the Official Records, Freestone County, Texas and assessed on the tax rolls of Freestone County, Texas under the following tax accounts: 0017173-1-0084121, 0017173-1-0084122, 0017173-1-0084123, 0017173-1-0084123, 0017172-1-0084121, 0017172-1-0084122, 0017172-1-0084123, 0017172-1-0084124, 0017174-1-0084121, 0017174-1-0084122, 0017174-1-0084123, 0017174-1-0084124, 0017207-1-0084121, 0017207-1-0084122, 0017207-1-0084123, 0017207-1-0084124  Off of Hwy 75 S., Dew, TX	\$24,047.90
2	14-016A Freestone Co v Eddie Crowder et al		10.86 Acs of land, more or less, J.M. Hallmark Survey, Abstract 268, Freestone County, Texas, being described as Tract 1 in Vol 48, P 29 and Vol 505, P 387, Save and Except, Vol 264, P 77, Vol. 378 P 23 & Vol 256, P 588 of the Deed Records, Freestone County, Texas, under Tax Account# 00268-00090-01000-000000 and all of the royalty interest as assessed on the tax rolls of Freestone County, Texas under the names of Mildred Crowder, Eddie Lee Crowder, Mary Louise Crowder, Nawasa Crowder and Mack Crowder, Jr., in the Utley "A" Gas Unit, Wells 1 - 18, & 20, 21 & 23, said unit being described in V 522, P 560, Deed Records, Freestone County, Texas, and assessed under the following tax accounts: 1947000-1-0015605, 1947000-1-0083222, 1947000-1-0083253, 1947000-1-0083477, 1947000-1-0083503, 1947000-1-0083583, 1947000-1-0083582, 1947000-1-0083775, 1947000-1-0083786, 1947000-1-0083581, 1947000-1-0083829, 1947000-1-0083850, 1947000-1-0083869, 0017173-1-0084562, 0017173-1-0084563, 0017173-1-0084564, 0017173-1-0015605, 0017173-1-0083222, 0017173-1-0083253, 0017173-1-0083477, 0017173-1-0083503, 0017173-1-0083581, 0017173-1-0083582, 0017173-1-0083583, 0017173-1-0083775, 0017173-1-0083786, 0017173-1-0083829, 0017173-1-0083850, 0017173-1-0083869, 0017173-1-0084287, 0017173-1-0084383, 0017172-1-0084560, 0017172-1-0015605, 0017172-1-0083222, 0017172-1-0083253, 0017172-1-0083477, 0017172-1-0083581, 0017172-1-0083503, 0017172-1-0083582, 0017172-1-0083583, 0017172-1-0083775, 0017172-1-0083786, 0017172-1-0083829, 0017172-1-0083850, 0017172-1-0084287, 0017172-1-0084383, 0017172-1-0084560, 0017172-1-0084562, 0017174-1-0015605, 0017174-1-0083222, 0017174-1-0083253, 0017174-1-0083477, 0017174-1-0083503, 0017174-1-0083581, 0017174-1-0083582, 0017174-1-0083583, 0017174-1-0083775, 0017174-1-0083786, 0017174-1-0083829, 0017174-1-0083850, 0017174-1-0083869, 0017174-1-0084287, 0017174-1-0084383, 0017174-1-0084560, 0017174-1-0084562, 0017174-1-0084563, 0017174-1-0084564, 0017207-1-0015605, 0017207-1-0083222, 0017207-1-0083253, 0017207-1-0083477, 0017207-1-0083503, 0017207-1-0083581, 0017207-1-0083582, 0017207-1-0083583, 0017207-1-0083775, 0017207-1-0083786, 0017207-1-0083829, 0017207-1-0084287, 0017207-1-0083850, 0017207-1-0083869, 0017207-1-0084383, 0017207-1-0084560, 0017207-1-0084562, 0017207-1-0084563, 0017207-1-0084564  Hwy 75 S., Dew, TX	\$21,011.84
3	15-205A	Freestone Co v Ruby Cunningham	0.24 Acre, more or less, I.H. Reed Survey, Abstract 23, Freestone County, Texas (V 1050/P 470), 1061 S. Bateman, Fairfield, Texas, Account #00023-09250-00000-000000-000001	\$4,696.29
4	15-279B	Freestone Co v Rusti J. Bean et al	0.16 ac., more or less, being the North Half of Lots 11 and 12, Block 96, Original Townsite, City of Teague (V980/P180) # 40096-00011-02000-000000 416 N. 9 <sup>th</sup> Ave., Teague, TX	\$9,205.90
5	15-327B	Freestone Co v Rosie Moody et al	0.15 Acre, more or less, I. H. Reed Survey, Abstract 23, City of Fairfield, Freestone County, TX. (V 203/P 210) #00023-09511-00000-000000 U.S. Highway 75 S., Fairfield, TX	\$900.00
6	15-327B	Freestone Co v Rosie Moody et al	8.50 Acres, more or less, Wm Fain Survey, Abstract 231, Freestone County, Tx (V 203/P 114) #00231-00020-00000-000000 County Road 511, Fairfield, Tx	\$26,805.24

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
7	15-327B	Freestone Co v Rosie Moody et al	An undivided interest in 100.00 Acres, more or less, Wm Fain Survey, Abstract 231, Freestone County, TX and being assessed as an undivided 7 acre interest in said 100 acres of land. (V 16/P 194) #00231-00016-00000-000000 and 00231-0021-00000-000000 County Road 511, Fairfield, TX	\$14,746.13
8	16-111A	Freestone Co v Ioan Pringle et al	2.50 Acres, more or less, J. Loyd Survey, Abstract 363, Freestone County, TX (V 583/P 456) #125500-00001 Landlocked off County Road 890, Teague, TX	\$11,135.36
9	CV 16-354-B	Freestone Co v Travis Gabriel	3.00 Acres, more or less, W. Carter Survey, Abstract 115, Freestone County, TX (V 215/P 19 & V 1272/P 899) #9372000001 U.S. Highway 75 N., Fairfield, TX	\$3,092.59
10	CV 17-108-A	Freestone Co v Paul Wagoner et al	3.0 acres, more or less, the Daniel McGraw Survey, Abstract 407 (V 1669/P 828 SAVE AND EXCEPT V 1742/P 681) 130 Private Road 645, Teague, Tx #55074000001	\$8,762.00
11	CV 17-261-A	Freestone Co v Mark Grabs et al	14.87 Acres, more or less, M.R. Alston Survey, Abstract 39 Freestone County, TX (V 1440/ P 796) #41185/53375 125 & 129 County Road 931, Teague, TX	\$13,486.90
12	CV 17-273-A	Freestone Co v Teri Love et al	2.00 Acres, more or less, G. Brewer Survey, Abstract 5, City of Teague, Freestone County, TX (V 342/P 299 & V 1620/P 98) #2370 607 N. Grayson St., Teague, TX	\$5,072.34
13	CV 17-311-A	Freestone Co v Jesus Lozano et al	2.00 Acres, more or less, J. L. Chavert Survey, Abstract 10, Freestone County, TX (V 1401/P 212) #52925000001 161 County Road 813, Donie, TX	\$5,649.30
14	CV 18-213-A	Freestone Co v Dexter McDonald et al	0.31 Acre, more or less, City of Fairfield .I.H. Reed Survey, Abstract 23, Freestone County, TX (V 1605/P 723) #5577000001 316 Church St., Fairfield, TX	\$7,691.38
15	CV 18-217-A	Freestone Co v Omar Garcia et al	Tract 26, Tanglewood Addition, Freestone County, TX (V 1178/P 511) #4124000001 212 County Road 231, Fairfield, TX	\$1,843.22
16			Lot 21, Ellis Land Co Addn (V 1415/P 282) #46006000001 County Road 940, Fairfield, TX	\$2,143.15
17	CV 18-252-B	Freestone Co v Charles Ray Bonner et al	A Manufactured Home Only, being a 16 ft x 76 ft, Redman Homes, Stonebrook, Label #PFS0700900, Serial #12334262, 479 F CR 301, Oakwood #47656000001	\$5,259.91
18	CV 18-284-B	Freestone Co v Evia B. Jaime et al	Lot 2, Block 3, Southern Oaks I Addn (V 934/P 506) #20718000001 Ashley Lane, Streetman, TX	\$2,344.50
19			Lot 3, Block 3, Southern Oaks I Addn (V 934/P 506) #20719000001 Ashley Lane, Streetman, TX	\$2,342.50
20			Lot 30, Block 3, Southern Oaks I Addn (V 742/P 868) #20745000001 Oakridge Lane, Streetman, TX	\$2,500.00
21	CV 18-368-B	Freestone Co v Laurie Kristen Hippel	0.000777 RI, Adams "A" Gas Unit, Wells 1,2,3,4,5,6,7,8,9,10, & 11 H. C, Cook Survey, Abstract 118 (V 1115/P 246) #154468000001, 154480000001, 154536000001, 154592000001, 154598000001, 154622000001, 154637000001, 225903000001, 230989000001, 267603000001, 274006000001,	\$1,480.00
22	CV 18-368-B	Freestone Co v Laurie Kristen Hippel	0.003007 RI, McSwane Gas Unit, Wells 1,2,3,4,5,6,7,8,9,10,11,12,13,15, & 20H/25H, XTO Energy, Operator, G. Luna Survey, Abstract 18, Et Al, Freestone Co., TX (V 513/P 333) #284762000001, 295352000001, 299226000001, 299649000001, 303260000001, 309800000001, 340432000001, 353232000001, 353771000001, 381981000001, 395872000001, 404084000001, 414864000001, 592698000001, 576860000001	\$8,330.00
23	CV 18-368-B	Freestone Co v Laurie Kristen Hippel	0.005053 RI, Vickers Unit, Well #1, Sklar Exploration, Operator, J. Robbins Survey, Abstract 526 (V 1064/P 855) #304182000001	\$2,582.61
24	CV 18-368-B	Freestone Co v Laurie Kristen Hippel	0.004579 RI, John Eppes Gas Unit Wells, 1,2,3,4,5,6,7,8,9,10,12 & 13, XTO Energy, Operator, G. Luna Survey, Abstract 18, Freestone County, Texas (V 543/P 384) #292967000001, 295490000001, 300313000001, 300687000001, 300833000001, 302975000001, 307199000001, 308538000001, 311372000001, 333232000001, 343834000001, 598633000001	\$6,970.00
25	CV 18-383-A	Freestone Co v J W Johnson Et Al	16.05 acres, more or less, D Avant Survey Abstract 3, Freestone County, TX (V 1395/P 111) #1746000001 694 Hwy 179, Dew, TX	\$5,571.16
<b>RESALES</b> <b>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED</b> <b>BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</b>				
26	16-183A Freestone Co v B.C. Cox		1.00 Acres, I.H. Reed Survey, Abstract 23, Fairfield (V531/P713) S IH 45 off of S Hwy 75, #5532000001 (Bid in Trust 6/5/2018)	\$6,000.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
27			2.30 Acres, I.H. Reed Survey, Abstract 23, Fairfield (V327/P287 S&E V379/P82 & V403/P661 & V531/P713) #5531000001 (Bid in Trust 6/5/2018)	\$13,800.00
28	16-187A	Freestone Co v Cheryl Daniel et al	0.50 acre, more or less, out of the J. P. Moffett Survey, Abstract 521, Freestone County, TX, (V124/P337), (Bid in Trust 10/2/2018) County Road 701, Teague, TX	\$1,250.00
29	CV 17-144-A	Freestone Co v Perfect Place Properties	3.50 Acres, IH Reed Survey, Abstract 23, Fairfield (V1592/P191) #5503000001 Travis St. (Bid in Trust 10/2/2018)	\$1,566.62
30	CV 17-408-B	Freestone Co v Debra Ury Roberson	11.00 Acres, more or less, A- 2 J.Y. Aguilera Survey (V 314/P 374) #1537000001 (Bid in Trust 6/5/2018) Landlocked Off County Road 360, Fairfield, TX	\$5,000.00
31	CV 18-211-A	Freestone Co v Caswall Brown et al	Lot 18, Block 4, Southern Oaks II Addn (V 1069/P 357) #21125000001 (Bid in Trust 2/5/2019) Southern Oaks Dr., Streetman, TX	\$3,000.00