

**DELINQUENT TAX SALE - THE COUNTY OF FREESTONE, TEXAS**  
**July 7, 2026 at 10:00AM**  
**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 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. 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 JULY 7, 2026:**

| TRACT | SUIT #  | STYLE  | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #  | MIN BID          |
|-------|---------|--|--|------------------|
| 1     | CV24100 | The County of Freestone, Texas v J. L. Davis, et al          | <b>TRACT 1:</b> 17.00 acres of land, more or less, out of the S. Sanchez Survey, Abstract 29, Freestone County, Texas (Volume 1412, Page 758, Official Public Records, Freestone County, Texas) Account #6845000001 Judgment Through Tax Year: 2024 <b>AND</b><br><b>TRACT 2:</b> A Manufactured Home only, Freestone County, Texas Account #51959000001 Judgment Through Tax Year: 2024 | \$16,423.38      |
| 2     | CV24133 | The County of Freestone, Texas v N. M. Wolfe, et al          | Lot 8, Block O, City of Teague, Freestone County, Texas (Volume 54, Page 429, Deed Records, Freestone County, Texas) Account #22640000001 Judgment Through Tax Year: 2025  | \$8,042.63       |
| 3     | CV24305 | The County of Freestone, Texas v Constance M. Kirby et al    | 12.47 Acres, more or less, out of the Simon Sanchez Survey, Abstract 30, Freestone County, Texas (Volume 1090, Page 444, Official Records, Freestone County, Texas) Account #7095000001 Judgment Through Tax Year: 2025  | \$30,624.50      |
| 4     | CV25044 | The County of Freestone, Texas v Gertude Keeton Green, et al | 70 feet x 150 feet out of the Redin Gainor Survey, Abstract 12, Freestone County, Texas (Volume 1726, Page 200, Official Records, Freestone County, Texas) Account #18731000001 Judgment Through Tax Year: 2025  | \$12,316.10      |
| 5     | CV25113 | The County of Freestone, Texas v Willie Ann Miller, et al    | Lot 20, Division 12, Original Townsite City of Wortham, Freestone County, Texas (Volume 683, Page 442, Deed Records, Freestone County, Texas) Account #25209000001/199500216000001 Judgment Through Tax Year: 2025   | \$2,250.00       |
| 6     | CV25130 | The County of Freestone, Texas v McKinley Jesse et al        | 1.00 Acre, more or less, out of the J. C. Freeman Survey, Abstract 748, Freestone County, Texas (Volume 175, Page 265, Deed Records, Freestone County, Texas) Account #17486000001 Judgment Through Tax Year: 2025   | \$9,597.33       |
| 7     | CV25260 | The County of Freestone, Texas v Terry Mullen                | 0.443 Acre, more or less, out of the W. M. C. Jones Survey, Abstract 14, part of Tract 34, Tanglewood Addition, Freestone County, Texas (Volume 1553, Page 492, Official Records, Freestone County, Texas) Account #42450000001 Judgment Through Tax Year: 2025  | <b>WITHDRAWN</b> |
| 8     | CV25335 | The County of Freestone, Texas v Addie Mae Moore, et al      | 4.00 Acres, more or less, out of the J. C. Caddell Survey, Abstract 119, Freestone County, Texas (Volume 703, Page 281, Deed Records, Freestone County, Texas) Account #96370000001 Judgment Through Tax Year: 2025  | \$21,217.89      |