

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

**October 6, 2020 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.

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	CV17105	Freestone Co v Chad Betts et al	East part of Lots 8, 9 & 10, Block 32, Original Townsite City of Wortham (V1064/P315) W Main St, Wortham, #24600000001	\$700.00
2	CV17282	Freestone Co v Jose E. Fierro et al	Part of Lot 8, Block A, Bond Addition to the City of Fairfield, Freestone County (V1643/P681) 435 West St, Fairfield #18673000001	\$4,318.58
3	CV18159	Freestone Co v Thomas Lee Jefferson et al	Being Lot 9, Block 120, Original Townsite City of Teague, Freestone County (V1178/P842) 211 Jackson St., Teague #23482000001	\$11,777.37
4	CV18162	Freestone Co v Winters Dawn Williams	Being the West 1/2 Lot 10 & all of Lot 11 Block 59 Original Townsite, City of Teague (V1558/P676) 603 Mulberry St, Teague #22980000001	\$10,112.26
5	CV19007	Freestone Co v Jerry Wayne Bailey	1.0 Acres, more or less, out of the S. Sanchez Survey, A# 29, Freestone County & a manufactured home (V1233/P910) 311 FCR 301, Oakwood #6821000001	\$13,646.00
6	CV19089	Freestone Co v Virginia F. Itchue, et al	0.27 Acre, more or less, out of A# 556 of the J. Sanchez Survey, Freestone County (V361/P422) 645 US Highway 84 W, Teague #15917000001	\$3,094.21
7	CV19089		0.49 Acre, more or less, out of A# 556 of the J. Sanchez Survey, Freestone County (V1240/P483) 645 US Highway 84 W, Teague#15936000001	\$3,705.92
8	CV19158	Freestone Co v Lola Jolliff, et al	5.01 Acres, more or less, out of the Jesse Korn Survey, A# 15, Freestone County, & a 1971 Broadmore Manufactured home, Texas Certificate of Title #78724537 & a Vehicle ID #S3362 (V1344/P 342) 108 FCR 540, Fairfield, #22058000001	\$6,664.90
9	CV19197	Freestone Co v Tellier J. Roy, Sr., et al THESE PROPERTIES MAY HAVE UNDERGROUND STORAGE TANKS. A BUYER SHOULD MAKE THEIR OWN DETERMINATION AS TO THE POTENTIAL REQUIREMENTS FOR REMEDIATION AND/OR MONITORING.	Lots 9 & 10, Block 18, Original Townsite City of Streetman, Freestone County, TX (V1167/P 489) #22415000001	\$2,026.20
10	CV19197		Lots 9 & 10, Block 18, Original Townsite City of Streetman, Freestone County (V1167/P489) 305 Hubbard St., Streetman #22415000001	\$5,791.08
11	CV19230	Freestone Co v Wortham Library Association	East half of Lot 9, Block 50, Original Townsite City of Wortham, Freestone County (V1644/P600) Main St, Wortham #24665000001	\$7,587.06
12	CV19388	Freestone Co v Shajuana Roblow, et al	North part of Lots 10, 11 & 12, Block 138, City of Teague, Freestone County (V1726/P182) 413 Busby Ave, Teague #23579000001	\$5,839.51
13	CV20049	Freestone Co v Ronnie Tanner, et al	10.42 Acres, more or less, out of the McKinney & Williams Survey, A# 465 and the J. W. Morrell Survey, A# 448, Freestone County (V1671/P21) 103 FCR 750, Donie #14568000001/61202000001	\$14,536.51

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14	CV20049		5.06 Acres, more or less, out of the Hugh Shepherd Survey, A# 34, Freestone County (V1277/P776) 121 FCR 1255, Fairfield #2154800001	\$2,943.27
15	CV20076	Freestone Co v George Holbrook, et al	Tract 53 of the Moody Land Company, Section 111, Freestone County & House only, as assessed on the tax rolls of Freestone County (V1577/P565) 194 FCR 506, Fairfield #4996000001/5141300001	\$7,733.37
16	CV20092	Freestone Co v Walter Dowe Hall, III	Lots 9 & 10, Block 92, Original Townsite, City of Wortham, Freestone County (V859/P298 & V1563/P190) 103 3rd St, Wortham #2478600001	\$4,457.86
17	CV20094	Freestone Co v Norysol Tamayo	Lot 4, Morehead Addition, City of Fairfield, Freestone County (V1744/P45) 112 Forest Dr, Fairfield #1913100001	\$5,298.60
18	CV20094		Part of Lot 44 & all of Lot 45, West Main Addition, City of Fairfield, Freestone County (V1744/P47) Jefferson St, Fairfield #1951700001/1951800001	\$894.18