

DELINQUENT TAX SALE - THE COUNTY OF CHEROKEE, TEXAS AND CHEROKEE CENTRAL APPRAISAL DISTRICT, CHEROKEE COUNTY, TEXAS

October 1, 2024 at 10:00 am

at public auction on an online platform at www.mvbataxsales.com

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 must register as a bidder on this online bidding platform. A person or business entity wishing to bid on a property listed for sale must be AN APPROVED REGISTERED BIDDER. To become an APPROVED REGISTERED BIDDER, the person must provide a digital copy of a government issued ID. Example: Driver's License or Passport. A business entity must provide documents electronically designating the authority to bid on behalf of the company (Articles of Incorporation, list of officers/partners or authorizing resolution). This information is used to verify the REGISTERED BIDDER'S legal name and/or authority to be used when filing any deed. This information can be uploaded during the REGISTRATION PROCESS. When filling out the bidder registration – the "Name of Grantee" field must be filled in properly. This information is what will be noted as the Grantee on the Deed.
2. The property will be sold at online auction and will be sold to the highest bidder, based on online bids. Each successful bidder must provide payment in full for the amount of the successful bid price by one of the following: **IN PERSON** at MVBA Law Firm *Longview office (4001 Technology Center, Suite 402)* or **OVERNIGHT DELIVERY** to MVBA Law Firm, 4001 Technology Center, Suite 402, Longview, Texas 75605 OR **WIRE TRANSFER** - Please contact Barre @ (903) 757-5757 for wire transfer instructions. Make Cashier's Check or Money order payable to MVBA Law Firm, Trustee. Failure to make payment by 4:00 pm the next business day after the sale will result in a penalty as outlined in the online bidding disclaimer.
3. 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.
4. The sale shall begin at 10:00 am and will close at 4:00 pm central time. Properties may be removed from the online auction at any time prior to the start of the sale at 10:00 a.m., by the officer conducting the sale.
5. 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.
6. 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.
7. 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 (Sec. 33.51 Tax Code).
8. 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.
9. 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.
10. 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.
11. 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).

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

**PLEASE REFER TO THE ONLINE POSTING AT WWW.MVBATAXSALES.COM FOR
ONLINE SALE REGISTRATION AND THE MOST UP-TO-DATE LISTINGS.**

PROPERTIES TO BE SOLD ONLINE ON OCTOBER 1, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	2019100494	The County of Cherokee, Texas v Frankie N. Lewis, et al	Lot 6, Block 2, Tower Heights First Addition, City of Jacksonville, Cherokee County, Texas (Volume 650, Page 98, Deed Records, Cherokee County, Texas) Account #226075000 Judgment Through Tax Year: 2023	\$4,400.00
2	2019120396	The County of Cherokee, Texas v Lakeisha Christopher	Lot 1, Block 14, Lincoln Park Addition, City of Jacksonville, Cherokee County, Texas (Volume 1222, Page 192, Deed Records, Cherokee County, Texas) Account #225272000 Judgment Through Tax Year: 2023	\$6,758.85
3	2020030074	The County of Cherokee, Texas v Karen M. Woodard, et al	Lot 160, Block 5, Lakewood Addition, Cherokee County, Texas (Volume 1078, Page 672, Deed Records, Cherokee County, Texas) Account #430173427 Judgment Through Tax Year: 2023	\$2,435.15
4	2020050136	The County of Cherokee, Texas v Etta Williams, et al	1.00 Acre, more or less, of the B. C. Lewis Survey, Abstract 31, Cherokee County, Texas (Volume 328, Page 278, Deed Records, Cherokee County, Texas) Account #104305000 Judgment Through Tax Year: 2023	\$5,751.37
5	2021030058	The County of Cherokee, Texas v Ronnie O. Dennis et al	TRACT 1: 22 Acres, more or less, out of the G. M. Doherty Survey, Abstract No. 224, Cherokee County, Texas (Volume 1051, Page 691, Deed Records, Cherokee County, Texas) Account #111572000/111573000/111574000 Judgment Through Tax Year: 2020	\$3,524.72
6			TRACT 2: Lot 2, Block B, West Seminary Heights Addition, City of Jacksonville, Cherokee County, Texas (Volume 837, Page 55, Deed Records, Cherokee County, Texas) Account #226277900 Judgment Through Tax Year: 2020	\$2,380.98
7	2021030076	The County of Cherokee, Texas v Rapid Acquisition Co., LLC, et al	1.15 Acres, more or less, of the J. Stroud Survey, Abstract 815, Cherokee County, Texas (Volume 1781, Page 68, Deed Records, Cherokee County, Texas) Account #985816887 Judgment Through Tax Year: 2023	\$4,664.81
8	2022020032	The County of Cherokee, Texas v Robert Ray Threadgill	1.838 Acre, more or less, out of the J. Thomason Survey, Abstract 832 and 3 Manufactured Homes, (1) Label #RAD1057655/6, Serial #MSFLV25A01144OC12/B01144OC12, 28" X 60', Fleetwood; (2) Label #TEX0014821, Serial #N155238, 14' X 76', Schult; and (3) Label #TEX0250556, Serial #TXFL1AD148601201, 14' X 66', Wingate, Cherokee County, Texas (Volume 1440, Page 298, Deed Records, Cherokee County, Texas) Account #118485100 Judgment Through Tax Year: 2023	\$7,679.83
9	2023020055	The County of Cherokee, Texas v Pamela Dennis	Lot 6, Block 2, Hilltop Estates, City of Jacksonville, Cherokee County, Texas (Volume 2254, Page 148, Official Records, Cherokee County, Texas) Account #225090000 Judgment Through Tax Year: 2023	\$3,100.00
10	2023020072	The County of Cherokee, Texas v Walter F. Walker	0.2424 Acre, more or less, out of the D. Joslin Survey, Abstract 461, Cherokee County, Texas (Volume 1899, Page 346, Deed Records, Cherokee County, Texas) Account #113989040 Judgment Through Tax Year: 2022	\$7,401.80
11	2023020078	The County of Cherokee, Texas v Josephine Henderson et al	All of the Undivided Interest belonging to Josephine Henderson in 175.20 Acres, more or less, out of the J. C. Hill Survey, Abstract 345, Cherokee County, Texas (Volume 463, Page 174, Deed Records, Cherokee County, Texas) Account #113250000 Judgment Through Tax Year: 2023	\$11,009.18
12	2023040188	The County of Cherokee, Texas v Robert Taylor et al	All of Lots 4, 5, 6, 7, 8 & part of Lots 11 & 14, Block 3, Town of Portia, Cherokee County, Texas (Volume 2246, Page 753, Deed Records, Cherokee County, Texas) Account #226700000 Judgment Through Tax Year: 2023	\$7,431.04
13	2023050173	The County of Cherokee, Texas v Orenzo Cheeks, et al	Lot 5B and Lot 6A, Block 97, City of Jacksonville, Cherokee County, Texas (Volume 1981, Page 413, Official Records, Cherokee County, Texas) Account #222263000 Judgment Through Tax Year: 2023	\$13,651.76
14	2023050188	The County of Cherokee, Texas v Juan Manuel Garcia-Gonzalez et al	Lot 25, Highland Heights Addition, City of Rusk, Cherokee County, Texas (Volume 2020, Page 343, Deed Records, Cherokee County, Texas) Account #227647000 Judgment Through Tax Year: 2022	\$6,366.82

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	2023080338	The County of Cherokee, Texas v Charles T. Sease et al	TRACT 1: 44.711 Acres, more or less, out of the T. Stanford Survey, Abstract 768, Cherokee County, Texas (Volume 1302, Page 552, Deed Records, Cherokee County, Texas) Account #117484110 Judgment Through Tax Year: 2023 AND TRACT 2: A Manufactured Home Only, 1995, 28' X 66', Patriot Homes of Texas, LP, Patriot Texas, Label #NTA0497855/6, Serial #2PTX493ATX/BTX, Cherokee County, Texas Account #117484100 Judgment Through Tax Year: 2023	\$6,524.80
16	2023100397	The County of Cherokee, Texas v Sharon Stiley	Lots 10 and 11, Block 3, Jones & Davis Subdivision, City of Jacksonville, Cherokee County, Texas (Volume 2378, Page 336, Official Records, Cherokee County, Texas) Account #225115000 Judgment Through Tax Year: 2023	\$13,651.76
17	2023120433	The County of Cherokee, Texas v Rambhakti Haruman, Inc. et al	TRACT 1: Lot 20, Block 7, Town of Alto, Cherokee County, Texas (Volume 2087, Page 339, Deed Records, Cherokee County, Texas) Account #220795000 Judgment Through Tax Year: 2023 AND TRACT 2: Lot 19A, Block 7, Town of Alto, Cherokee County, Texas (Volume 2118, Page 230, Deed Records, Cherokee County, Texas) Account #115936 Judgment Through Tax Year: 2023	\$6,649.89