

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

October 1, 2024 at 10:00am

at the 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**. 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 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. 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 Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON OCTOBER 1, 2024:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID																																																																											
1	CV12024	The County of Freestone, Texas v A. Michael Mayes et al	7.51 Acres, more or less, out of Abstract 456 of the A. McMillian Survey, Freestone County, Texas (Volume 764, Page 140 of the Deed Records, Freestone County, Texas). Account #00456-00039-04000-000000	\$27,338.76																																																																											
2	CV12024	The County of Freestone, Texas v A. Michael Mayes et al	a Manufactured Home Only, located in Freestone County, Texas, 387 PR 1132, Account #00456-00043-01160-000000	\$750.00																																																																											
3	CV12024	The County of Freestone, Texas v A. Michael Mayes et al	Lot 20, Harper Subdivision, City of Fairfield, Freestone County, Texas (Volume 764, Page 135 of the Deed Records, Freestone County, Texas), Account #28080-00020-00000-000000	\$4,537.88																																																																											
4	CV12024	The County of Freestone, Texas v A. Michael Mayes et al	Lot 21, Harper Subdivision, City of Fairfield, Freestone County, Texas (Volume 764, Page 135 of the Deed Records, Freestone County, Texas), Account #28080-00021-00000-000000	\$4,639.15																																																																											
5	CV14351	The County of Freestone, Texas v Jason M. Wood et al	<p>0.006835 RI, DEVON ENERGY PROD CO, 82437, EVANS A O JR, G/U, REAL, AB 343, J R JENNINGS SURVEY, 699.00 AC, Freestone County, Texas (Being 172 acres of land, more or less, out of the J. R. Jennings Survey, A-343, Freestone County, Texas as described in that certain oil and gas lease recorded in Volume 1013, page 227 of the Official Public Records, Freestone County, Texas, said lease being committed to the A.O. Evans Gas Unit as described in Volume 1079, page 419 of the Official Records, Freestone County, TX), in the Wells listed below:</p> <table border="1"> <thead> <tr> <th>Well No.</th> <th>RRC</th> <th>Acct. No.</th> </tr> </thead> <tbody> <tr><td>1</td><td>173020</td><td>0011835-1-0082437</td></tr> <tr><td>2</td><td>174109</td><td>0011835-1-0084320</td></tr> <tr><td>3</td><td>176132</td><td>0011835-1-0084321</td></tr> <tr><td>4</td><td>175244</td><td>0011835-1-0084322</td></tr> <tr><td>5</td><td>175315</td><td>0011835-1-0084323</td></tr> <tr><td>6</td><td>176134</td><td>0011835-1-0084324</td></tr> <tr><td>7</td><td>177742</td><td>0011835-1-0082452</td></tr> <tr><td>8</td><td>182242</td><td>0011835-1-0082642</td></tr> <tr><td>9</td><td>179693</td><td>0011835-1-0082643</td></tr> <tr><td>10</td><td>186126</td><td>0011835-1-0082943</td></tr> <tr><td>11</td><td>184916</td><td>0011835-1-0082905</td></tr> <tr><td>12</td><td>182255</td><td>0011835-1-0082762</td></tr> <tr><td>13</td><td>196223</td><td>0011835-1-0083440</td></tr> <tr><td>14</td><td>202122</td><td>0011835-1-0083563</td></tr> <tr><td>15</td><td>199998</td><td>0011835-1-0082563</td></tr> <tr><td>16</td><td>199999</td><td>0011835-1-0083537</td></tr> <tr><td>17</td><td>201094</td><td>0011835-1-0083538</td></tr> <tr><td>18</td><td>202253</td><td>0011835-1-0083602</td></tr> <tr><td>19</td><td>218180</td><td>0011835-1-0084036</td></tr> <tr><td>20</td><td>234743</td><td>0011835-1-0084714</td></tr> <tr><td>21</td><td>229720</td><td>0011835-1-0084520</td></tr> <tr><td>22</td><td>232270</td><td>0011835-1-0084521</td></tr> <tr><td>23</td><td>230092</td><td>0011835-1-0084522</td></tr> <tr><td>24</td><td>233856</td><td>0011835-1-0084650</td></tr> </tbody> </table>	Well No.	RRC	Acct. No.	1	173020	0011835-1-0082437	2	174109	0011835-1-0084320	3	176132	0011835-1-0084321	4	175244	0011835-1-0084322	5	175315	0011835-1-0084323	6	176134	0011835-1-0084324	7	177742	0011835-1-0082452	8	182242	0011835-1-0082642	9	179693	0011835-1-0082643	10	186126	0011835-1-0082943	11	184916	0011835-1-0082905	12	182255	0011835-1-0082762	13	196223	0011835-1-0083440	14	202122	0011835-1-0083563	15	199998	0011835-1-0082563	16	199999	0011835-1-0083537	17	201094	0011835-1-0083538	18	202253	0011835-1-0083602	19	218180	0011835-1-0084036	20	234743	0011835-1-0084714	21	229720	0011835-1-0084520	22	232270	0011835-1-0084521	23	230092	0011835-1-0084522	24	233856	0011835-1-0084650	\$24,580.00
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6	CV14351	The County of Freestone, Texas v Jason M. Wood et al	<p>0.00034 RI, ANADARKO E&P ONSHORE, 82526, LAMBERT -A-(01), REAL, AB 151, WM CHANDLER SURVEY 653.71 AC, Freestone County, Texas (Being 100 acres of land, more or less, out of the Green A. Blount Survey, A-87, Freestone County, Texas as described in that certain oil and gas lease recorded in Volume 1132, page 157 of the Official Public Records, Freestone County, Texas, said lease being committed to the Lambert 'A' Unit as described in Supplemental Declaration of Pooled Unit Volume 1 84 page 435 of the Official Records, Freestone County, TX.), in the Wells listed below:</p> <table border="1"> <thead> <tr> <th>Well No.</th> <th>RRC</th> <th>Acct No.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>176717</td> <td>0011835-1-0082526</td> </tr> <tr> <td>2</td> <td>177765</td> <td>0011835-1-0082527</td> </tr> <tr> <td>3</td> <td>80251</td> <td>0011835-1-0082652</td> </tr> <tr> <td>4</td> <td>180597</td> <td>0011835-1-0082671</td> </tr> <tr> <td>5</td> <td>180850</td> <td>0011835-1-0082791</td> </tr> <tr> <td>6</td> <td>182649</td> <td>0011835-1-0082792</td> </tr> <tr> <td>7</td> <td>202893</td> <td>0011835-1-0083659</td> </tr> </tbody> </table>	Well No.	RRC	Acct No.	1	176717	0011835-1-0082526	2	177765	0011835-1-0082527	3	80251	0011835-1-0082652	4	180597	0011835-1-0082671	5	180850	0011835-1-0082791	6	182649	0011835-1-0082792	7	202893	0011835-1-0083659	\$240.00
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7	CV14351	The County of Freestone, Texas v Jason M. Wood et al	0.001568 RI, XTO ENERGY INC, 82891, RICE Well #1 REAL, AB 91, W BREWER SURVEY, RRC #183459, Freestone County, Texas, Account 0011835-1-0082891	\$30.00																								
8	CV14351	The County of Freestone, Texas v Jason M. Wood et al	0.001568 RI, BISHOP PETROLEUM INC./ XTO ENERGY INC., HARRIS-RICE UNIT, Wells #1 #2 REAL AB 820, N PECK SURVEY, RRC #10587, #270920, 653.13 AC, Freestone County, Texas, Account # 0011835-1-0008270, #0011835-1-0085502	\$170.00																								
9	CV14351	The County of Freestone, Texas v Jason M. Wood et al	0.000277 RI, RED WILLOW PRODUCTIO, 84343, ALLIGATOR CREEK, (01), (84343), REAL, Freestone County, Texas, Account #0011835-1-0084343 (000598-1-0032326	\$30.00																								
10	CV15382	The County of Freestone, Texas v Percy L. Thomas et al	<p>Being an undivided interest in 50 Acre of Land, out of the J. F. McGuffin Survey, A-406, and being assessed as an undivided 0.7779 Interest, in said 50 Acre of Land, Freestone County, Texas (Volume 30, Page 606 and Volume 599, Page 812, Freestone County, Texas), off FM 27, assessed under the following account Nos.</p> <p>00406-00102-00000-000000-000006 00406-00102-00000-000000-000003 00406-00102-00000-000000-0000002 00406-00102-00000-000000-000008 00406-00102-00000-000000-000009 00406-00102-00000-000000-000007 00406-00102-00000-000000-000010</p>	\$59,743.06																								
11	CV17240	The County of Freestone, Texas v Patrick E. Petty	<p>0.002344 RI LINN OPERATING INC 84216 MEIER (01) REAL AB 25 M RIONDO SURVEY WELL #1 RRC# 221093 139.55 AC (Volume 1353, Page 568, Freestone County, Texas), Account #29892600001</p> <p>0.021077 RI VALENCE OPERATING CO 85437 WATSON-WILLIFORD (1) REAL AB 23 I H REED SUR 190.13 AC (Volume 1585, Page 95, Official Records, Freestone County, Texas), Account #60914500001</p> <p>0.000595 RI XTO ENERGY INC 84429 BAKER M A (01) REAL AB 54 SETH T BALLOU SURVEY 254.00 AC (Volume 1412, Page 111, Official Records, Freestone County, Texas), Account #63293900001</p>	\$10,512.45																								

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12	CV18381	The County of Freestone, Texas v Oscar Brown, et al	8.16 Acres, more or less, out of Abstract 409 of the J. McNulty Survey, Tract 4, being an Undivided Interest in 8.16 Acre Tract, more or less, and assessed on the Tax Rolls as an Undivided 1/3rd Interest, Freestone County, Texas (Volume 1500, Page 250, Deed Records, Freestone County, Texas), Account #46729000002	\$14,740.13																																																																																																									
13	CV18380	The County of Freestone, Texas v Cicero Watts, Jr. et al	8.16 Acres, more or less, out of Abstract 409 of the J. McNulty Survey, Tract 4, being an Undivided Interest in 8.16 Acre Tract, more or less, and assessed on the Tax Rolls as an Undivided 1/3rd Interest, Freestone County, Texas (Volume 1500, Page 250, Deed Records, Freestone County, Texas), Account #46729000001																																																																																																										
14	CV18380	The County of Freestone, Texas v Cicero Watts, Jr. et al	<p>0.000335 RI, XTO ENERGY INC, 10549, KIRSCH G/U (01), AB 409, JAMES MCANNULTY SURVEY, 675.48 AC, Freestone County, Texas (Volume 480, Page 383, Deed Records, Freestone County, Texas), in the Wells listed below:</p> <table border="1"> <thead> <tr> <th>Well No.</th> <th>RRC</th> <th>Acct. No.</th> </tr> </thead> <tbody> <tr><td>1</td><td>69555</td><td>439121/498852</td></tr> <tr><td>2B</td><td>255942</td><td>443712</td></tr> <tr><td>3</td><td>119991</td><td>443204</td></tr> <tr><td>4</td><td>194857</td><td>434110</td></tr> <tr><td>5</td><td>210380</td><td>441504</td></tr> <tr><td>6</td><td>216667</td><td>440531</td></tr> <tr><td>7</td><td>202970</td><td>439026</td></tr> <tr><td>8</td><td>221370</td><td>438130</td></tr> <tr><td>9</td><td>250935</td><td>429536</td></tr> <tr><td>10</td><td>219904</td><td>433326</td></tr> <tr><td>11</td><td>228520</td><td>427458</td></tr> <tr><td>12</td><td>233747</td><td>430337</td></tr> <tr><td>13</td><td>213812</td><td>433328</td></tr> <tr><td>14</td><td>213791</td><td>430395</td></tr> <tr><td>15</td><td>241783</td><td>428654</td></tr> <tr><td>16</td><td>235613</td><td>429338</td></tr> <tr><td>17</td><td>227679</td><td>442780</td></tr> <tr><td>18</td><td>233531</td><td>439232</td></tr> <tr><td>19</td><td>226294</td><td>442781</td></tr> <tr><td>20</td><td>247925</td><td>447922</td></tr> <tr><td>21</td><td>212918</td><td>428684</td></tr> <tr><td>22</td><td>251284</td><td>441286</td></tr> <tr><td>23</td><td>250864</td><td>433094</td></tr> <tr><td>24</td><td>261545</td><td>595674</td></tr> <tr><td>26</td><td>262398</td><td>595161</td></tr> <tr><td>27</td><td>261495</td><td>610804</td></tr> <tr><td>28</td><td>253422</td><td>431367</td></tr> <tr><td>29</td><td>258012</td><td>442818</td></tr> <tr><td>30</td><td>263128</td><td>581135</td></tr> <tr><td>31</td><td>251323</td><td>432650</td></tr> <tr><td>32</td><td>597302</td><td>260716</td></tr> <tr><td>33</td><td>257911</td><td>434043</td></tr> <tr><td>34</td><td>261558</td><td>616123</td></tr> <tr><td>35</td><td>259880</td><td>449154</td></tr> </tbody> </table>	Well No.	RRC	Acct. No.	1	69555	439121/498852	2B	255942	443712	3	119991	443204	4	194857	434110	5	210380	441504	6	216667	440531	7	202970	439026	8	221370	438130	9	250935	429536	10	219904	433326	11	228520	427458	12	233747	430337	13	213812	433328	14	213791	430395	15	241783	428654	16	235613	429338	17	227679	442780	18	233531	439232	19	226294	442781	20	247925	447922	21	212918	428684	22	251284	441286	23	250864	433094	24	261545	595674	26	262398	595161	27	261495	610804	28	253422	431367	29	258012	442818	30	263128	581135	31	251323	432650	32	597302	260716	33	257911	434043	34	261558	616123	35	259880	449154	\$1900.00
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15	CV19290	The County of Freestone, Texas v Eddie Ray Branch, et al	Lots 1 and 2, Block 196, City of Teague, Freestone County, Texas (Volume 438, Page 87, Deed Records, Freestone County, Texas), Account #23862000001	\$12,886.00																																																																																																									
16	CV20242	The County of Freestone, Texas v Jack Yeldell, et al	155.40 Acres, more or less, out of the F. P. Cabler Survey, Abstract 133 and the Wiley Curry Survey, Abstract 9, Freestone County, Texas, and being assessed on the Tax Rolls of Freestone County, Texas as 160.40 acres of land, more or less, out of the F. P. Cabler Survey, A-133. (Volume 76, Page 633, Deed Records, Freestone County, Texas), Account #9250000001/3215000001	\$39,590.22																																																																																																									

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17	CV20242	The County of Freestone, Texas v Jack Yeldell, et al	29.00 Acres, more or less, being all of a 50.00 Acre Tract SAVE AND EXCEPT 21.00 Acres, more or less, out of the F. P. Cabler Survey, Abstract 113, Freestone County, Texas (Volume 748, Page 363 SAVE AND EXCEPT Volume 1112, Page 527, Deed Records, Freestone County, Texas), Account #9251000001	\$7,119.46
18	CV20242	The County of Freestone, Texas v Jack Yeldell, et al	47.00 Acres, more or less, assessed on the tax rolls as 45.00 Acres, more or less, out of the F. P. Cabler Survey, Abstract 113, Freestone County, Texas (Volume 439, Page 176, Deed Records, Freestone County, Texas), Account #9247000001	\$10,814.97
19	CV20242	The County of Freestone, Texas v Jack Yeldell, et al	25.00 Acres, more or less, out of the F. P. Cabler Survey, Abstract 113, Freestone County, Texas (Volume 372, Page 111, Deed Records, Freestone County, Texas), Account #9248000001	\$6,204.75
20	CV20242	The County of Freestone, Texas v Jack Yeldell, et al	15.00 Acres, more or less, out of the W. Curry Survey, Abstract 9, Second Tract, Freestone County, Texas (Volume 416, Page 537, Deed Records, Freestone County, Texas), Account #3216000001	\$6,813.41
21	CV20242	The County of Freestone, Texas v Jack Yeldell, et al	30.00 Acres, more or less, out of the F. P. Cabler Survey, Abstract 113, First Tract, Third Tract and Fourth Tract, Freestone County, Texas (Volume 416, Page 537, Deed Records, Freestone County, Texas), Account #9244000001	\$7,369.94
22	CV20242	The County of Freestone, Texas v Jack Yeldell, et al	20.00 Acres, more or less, out of the F. P. Cabler Survey, Abstract 113, Fifth Tract, Freestone County, Texas (Volume 416, Page 537, Deed Records, Freestone County, Texas), Account #9249000001	\$5,040.75
23	CV20265	The County of Freestone, Texas v J. P. Yeldell, et al	130.00 Acres, more or less, out of the Wiley Curry Survey, Abstract 9, Freestone County, Texas (Volume 1097, Page 843, Official Records, Freestone County, Texas), Account #3217000001	\$52,706.04
24	CV21075	The County of Freestone, Texas v Naisha Walker, et al	2.00 Acres, more or less, out of the A. McMillan Survey, Abstract 456, Freestone County, Texas (Volume 764, Page 115, Official Records, Freestone County, Texas), Account #14464000001	\$8,566.04
25	CV21075	The County of Freestone, Texas v Naisha Walker, et al	8.00 Acres, more or less, out of the A. McMillan Survey, Abstract 456, Freestone County, Texas (Volume 1733, Page 235, Official Records, Freestone County, Texas), Account #14442000001	\$7,242.39
26	CV21075	The County of Freestone, Texas v Naisha Walker, et al	4.00 Acres, more or less, out of the A. McMillan Survey, Abstract 456, Freestone County, Texas (Volume 1733, Page 235, Official Records, Freestone County, Texas), Account #14462000001	\$3,841.15
27	CV21075	The County of Freestone, Texas v Naisha Walker, et al	7.30 Acres, more or less, out of the A. McMillan Survey, Abstract 456, Freestone County, Texas (Volume 1733, Page 235, Official Records, Freestone County, Texas), Account #14465000001	\$6,647.13
28	CV21075	The County of Freestone, Texas v Naisha Walker, et al	4.358 Acres, more or less, out of the A. McMillan Survey, Abstract 456, Freestone County, Texas (Volume 1733, Page 235, Official Records, Freestone County, Texas), Account #14463000001	\$7,844.70
			4.346 Acres, more or less, out of the A. McMillan Survey, Abstract 456, Freestone County, Texas (Volume 1733, Page 235, Official Records, Freestone County, Texas), Account #14467000001	
29	CV22080	The County of Freestone, Texas v Lena Sessions AKA Lena Parker, et al	8.75 Acres, more or less, out of the R. M. Ewing Survey, Abstract 217, Freestone County, Texas (Volume 462, Page 202, Deed Records, Freestone County, Texas), Account #10960000001	\$33,338.38

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
30	CV22085	The County of Freestone, Texas v Phyllis Roblow, et al	1.0 Acre, more or less, being part of the Sancho Grayson Addition, City of Teague, Freestone County, Texas (Volume 1447, Page 184, Official Records, Freestone County, Texas), 206 Grayson St, Teague, Texas 75860, Account #2529000001/2528000001/2566000001	\$77,785.16
31	CV22256	The County of Freestone, Texas v Melvin Gillespie, et al	4.20 Acres, more or less, out of the G. Brewer Survey, Abstract 5, City of Teague, Freestone County, Texas (Volume 393, Page 49, Deed Records, Freestone County, Texas), Grayson St, Account #2454000001/2453000001	\$33,235.18
32	CV22256	The County of Freestone, Texas v Melvin Gillespie, et al	0.000412 RI, XTO ENERGY INC, 7600, FOOTBALL FIELD, G/U (01), AB 5, G BREWER SURVEY, PLUGGED BACK FROM CV, #78944, 698.123 AC, Freestone County, Texas (Volume 505, Page 269, Deed Records, Freestone County, Texas), Account #147676000001	\$400.00
			0.000412 RI, XTO ENERGY INC, 85153, FOOTBALL FIELD, G/U (03), AB 5, G BREWER SURVEY, WELL #3, RRC #255919, 698.123 AC, Freestone County, Texas, Account #440945000001	
			0.000412 RI, XTO ENERGY INC, 85314, FOOTBALL FIELD, G/U (5), AB 5, G BREWER SURVEY, WELL #5, RRC #264398, 698.03 AC, Freestone County, Texas, Account #587479000001	
33	CV23145	The County of Freestone, Texas v Darnell I. Budd, et al	Part of Lot 2, Block 22, City of Fairfield, Freestone County, Texas (Volume 629, Page 695, Deed Records, Freestone County, Texas), Account #18560000001	\$17,855.97
34	CV23145	The County of Freestone, Texas v Darnell I. Budd, et al	5.40 Acres, more or less, out of the Simon Sanchez Survey, Abstract 30, being Lot 7, Freestone County, Texas (Volume 672, Page 527, Deed Records, Freestone County, Texas), Account #7190000001	\$11,830.72
35	CV23302	The County of Freestone, Texas v Jimmy Dale Hunt, II	1.205 Acres, more or less, out of the D. C. Cannon Survey, Abstract 130, Freestone County, Texas (Volume 1357, Page 48, Official Records, Freestone County, Texas), Atwood Ave, Teague, Texas, Account #47574000001	\$23,995.89
RESALES				
<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>				
36	CV14242	The County of Freestone, Texas v. Oscar Carroll, et al	3.00 Acres, more or less, Abstract 363, J. Lloyd Survey, Freestone County, Texas (Volume 265, Page 73, Deed Records, Freestone County, Texas, which deed describes the property as a tract of land being 181 feet by 181 feet, by 181 feet by 181 feet) Account #00363-00021-00000-000000	\$3,000.00