

DELINQUENT TAX SALE - THE COUNTY OF FREESTONE, TEXAS

October 6, 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 OCTOBER 6, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	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 Judgment Through Tax Year: 2023	\$10,391.80
2	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 Judgment Through Tax Year: 2023	\$11,387.43
3	CV19160	The County of Freestone, Texas v Ruthie Hicks, et al	TRACT 1: 0.55 of an acre, more or less, of the I. H. Reed Survey, Abstract 23, Freestone County, Texas (Volume 617, Page 345 of the Deed Records, Freestone County, Texas) Account #52730000001 Judgment Through Tax Year: 2022 AND TRACT 2: 1.08 Acres, more or less, of the I. H. Reed Survey, Abstract 23, City of Fairfield, Freestone County, Texas (Volume 630, Page 269 of the Deed Records, Freestone County, Texas) Account #52720000001 Judgment Through Tax Year: 2022	\$3,514.81
4	CV20177	The County of Freestone, Texas v Wayne C. Sanchez, et al	4.135 acres, more or less, out of Abstract 15 of the J. Korn Survey and being all of 4.936 acres, Freestone County, Texas (Volume 1169, Page 60 S&E Instrument #2001283 of the Official Records, Freestone County, Texas) Account #22042000001 Judgment Through Tax Year: 2025	\$10,793.78
5	CV22235	The County of Freestone, Texas v Yolanda K. Brown et al	1.3627 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 1/6th Interest, Freestone County, Texas (Volume 1500, Page 250, Deed Records, Freestone County, Texas) Account #46729000004 Judgment Through Tax Year: 2025	\$7,462.66
6	CV24035	The County of Freestone, Texas v Erika Smith, et al	TRACT 1: 44.04 Acres, more or less, out of the J. Eagans Survey, Abstract 223, Freestone County, Texas (Tract 2 in Volume 12, Page 483, District Court Records SAVE AND EXCEPT Volume 678, Page 841; Volume 678, Page 847 and Volume 678, Page 844, Deed Records, Freestone County, Texas) Account #11016000001 Judgment Through Tax Year: 2025	\$85,385.12
7			TRACT 2: 18.37 Acres, more or less, out of the J. Eagans Survey, Abstract 223, Freestone County, Texas (Tract 6 in Volume 12, Page 483, District Clerk Records, Freestone County, Texas) Account #11014000001 Judgment Through Tax Year: 2025	\$36,190.19
8	CV24271	The County of Freestone, Texas v Louise Ray et al	30.00 Acres, more or less, out of the J. M. Lyon Survey, Abstract 19, Freestone County, Texas (V620/P492) Account #49930000001 Judgment Through Tax Year: 2025	\$19,580.91
9	CV25220	The County of Freestone, Texas v Laverne Brackens, et al	TRACT 1: 0.172 Acre, more or less, out of the I. H. Reed Survey, Abstract 23, City of Fairfield, Freestone County, Texas (Instrument #2004014, Official Public Records, Freestone County, Texas) Account #55980000001 Judgment Through Tax Year: 2025	\$20,154.42
10			TRACT 2: 0.171 Acre, more or less, out of the I. H. Reed Survey, Abstract 23, City of Fairfield, Freestone County, Texas (Volume 1045, Page 393, Official Public Records, Freestone County, Texas) Account #54430000001 Judgment Through Tax Year: 2025	\$6,113.65
11	CV25222	The County of Freestone, Texas v Prezell Thompson et al	TRACT 1: Being part of Lot 1, Division 10, Original Town City of Wortham, Freestone County, Texas (Volume 509, Page 632, Deed Records, Freestone County, Texas) Account #25049000001 Judgment Through Tax Year: 2025 AND TRACT 2: Being part of Lot 1, Division 10, Original Town City of Wortham, Freestone County, Texas (Second Tract, Volume 509, Page 632, Deed Records, Freestone County) Account #25048000001 Judgment Through Tax Year: 2025	\$6,885.92
12			TRACT 3: 194.2 feet x 224.3 feet out of Subdivision 7 and 8, Division XII, City of Wortham, Freestone County, Texas (Volume 880, Page 58, Official Records, Freestone County, Texas) Account #25109000001 Judgment Through Tax Year: 2025	\$2,869.27

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	CV25251	The County of Freestone, Texas v Tony Shivers, et al	65.00 Acres, more or less, out of the James Strickland League Survey, Abstract 550, Freestone County, Texas (Volume 1233, Page 508, Official Records, Freestone County, Texas) Account #49410000001 Judgment Through Tax Year: 2025	\$8,168.62
14	CV25333	The County of Freestone, Texas v Bertha Averhart, et al	TRACT 1: Undivided Interest in 0.35 Acre, more or less, out of the I. H. Reed Survey, Abstract 23, Freestone County, Texas (Tract 1, Volume 333, Page 121, Deed Records, Freestone County, Texas) Account #5379000001 Judgment Through Tax Year: 2025 AND TRACT 2: Undivided Interest in 0.35 Acre, more or less, out of the I. H. Reed Survey, Abstract 23, Freestone County, Texas (Tract 1, Volume 333, Page 121, Deed Records, Freestone County, Texas) Account #5379000002 Judgment Through Tax Year: 2025	\$15,448.21
15	CV25343	The County of Freestone, Texas v Mark A. Montanez, et al	TRACT 1: 1.405 Acres, more or less, out of the Hugh Shepherd Survey, Abstract 34, Freestone County, Texas (Volume 1454, Page 650, Official Records, Freestone County, Texas) Account #21557000001 Judgment Through Tax Year: 2025 AND TRACT 2: A Manufactured Home Only, Freestone County, Texas Account #21558000001 Judgment Through Tax Year: 2025	\$5,572.59
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u> <u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
16	CV12024	The County of Freestone, Texas v A. Michael Mayes et al	7.51 acres of land, more or less, out of A. McMillian Survey, Abstract 456, Freestone County, Texas (Volume 764, Page 140 of the Deed Records, Freestone County, Texas) Account #00456-00039-04000-000000 Bid in Trust 10/7/2025 Judgment Through Tax Year: 2023	\$5,294.00
17	CV15110	The County of Freestone, Texas v Eddie Spivey et al	1.25 Acres, more or less, out of Abstract 583, of the John Sanford Survey, Freestone County, Texas (Volume 602, Page 461, Tract V, Freestone County, Texas) Account #00583-00030-00000-000000 Bid in Trust 4/7/2026 Judgment Through Tax Year: 2024	\$1,200.00
18	CV19283	The County of Freestone, Texas v John Riley Brown Estate	18.90 acres of land, more or less, out of the T.S. Drenman Survey, Abstract 199, Freestone County, Texas and being assessed as 18.30 acres of land, more or less, Freestone County, Texas and being described as Lot 4, allotted to John Brown, under Cause #2719-B, styled Mary Frances Brown Sanders Et Al Vs John Brown Et Al, 87th Judicial District of Texas. (Recorded in Volume 3, page 342 of the District Court Records, Freestone County, Texas) Account #10792000001-CO/00199-00002-00000-000000-ISD Bid in Trust 10/7/2025 Judgment Through Tax Year: 2023	\$18,300.00
19	CV23318	The County of Freestone, Texas v Darla Jean Adams	House only, located on Lot 13, Gate 3, Teague Hunting and Fishing Club, Freestone County, Texas (Volume 701, Page 684, Deed Records, Freestone County, Texas) Account #2080000001 Bid in Trust 10/7/2025 Judgment Through Tax Year: 2024	\$500.00
20	CV24040	The County of Freestone, Texas v Arthur L. Busby, Sr., et al	Part of Lots 4 and 5, Division 9, City of Wortham, Freestone County, Texas (Volume 456, Page 528, Deed Records, Freestone County, Texas) Account #25037000001 Bid in Trust 10/7/2025 Judgment Through Tax Year: 2024	\$3,822.00
21	CV25085	The County of Freestone, Texas v Bertha Walker, et al	Part of Lot 2, Division 10, Original Townsite City of Wortham, Freestone County, Texas (Volume 152, Page 2, Deed Records, Freestone County, Texas) Account #25052000001 Bid in Trust 4/7/2026 Judgment Through Tax Year: 2024	\$1,650.00
22	CV25086	The County of Freestone, Texas v Gertrude Johnson et al	1.00 Acre, more or less, out of the J. C. Freeman Survey, Abstract 748, Freestone County, Texas (Volume 201, Page 582, Deed Records, Freestone County, Texas) Account #22565000001 Bid in Trust 4/7/2026 Judgment Through Tax Year: 2024	\$1,560.00