

**DELINQUENT TAX SALE - TATUM INDEPENDENT SCHOOL DISTRICT AND ELYSIAN FIELDS INDEPENDENT
SCHOOL DISTRICT, PANOLA COUNTY, TEXAS**

November 3, 2026, at 10:00 AM

At the Courthouse Door, 110 Sycamore Street, Carthage, Panola County, Texas

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 orders payable to McCreary, Veselka, Bragg & Allen, P.C. (MVBA)**. 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 the MVBA office in Longview at (903) 757-5757.

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 NOVEMBER 3, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
1	2025-067	Tatum Independent School District v Andre Foster Ellis et al	1.259 Acre, more or less, out of the J. Watson Survey, Abstract 737, Panola County, Texas (Volume 1406, Page 155, Deed Records, Panola County, Texas) Account #21969 Judgment Through Tax Year: 2025	\$7,465.94	
2	2025-123	Elysian Fields Independent School District v L. C. Cox, Jr. et al	7.641 Acres, more or less, out of the J. E. Myrick Survey, Abstract 444, Panola County, Texas (Partition Tract No. 7, Volume 1576, Page 220, Deed Records, Panola County, Texas) -- Account #28543 Judgment Through Tax Year: 2025	\$20,912.89	
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW</u> <u>ARE OFFERED FOR SALEU PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>					
3	2022-074	Elysian Fields Independent School District v Ida Bell Smith, et al	1.00 Acre, more or less, out of the B Anderson Survey, Abstract 24, Panola County, Texas (Volume 653, Page 684, Deed Records, Panola County, Texas) Account #14265 -- Bid in Trust 11/4/2025 Judgment Through Tax Year: 2024	\$4,227.50	
4	2023-338	Elysian Fields Independent School District v Bernie Douglas, Et Al	An undivided 1/2 interest in 12.50 Acres, more or less, out of the W LACY Survey, AB 404, Panola County, Texas (Vol 126, Page 398, Deed Records of Panola County, Texas) Account #10710 -- Bid in Trust 11/4/2025 Judgment Through Tax Year: 2024	\$870.50	
5	2024-089	Elysian Fields Independent School District v Elisha Sanders et al	All of the Undivided interest belonging to Lee Roy Horn in 41.73 Acres, more or less, out of the J. Asher Survey, Abstract 5, assessed on the tax roll as an 83.33% interest in 22.63 Acres, Panola County, Texas (Block 4, Volume 546, Page 417, Deed Records, Panola County, Texas) Account #13546/42899 -- Bid in Trust 11/4/2025 Judgment Through Tax Year: 2024	\$4,492.50	
6	2024-116	Elysian Fields Independent School District v Buddy Hobson Jackson, Jr.	7.006 Acres, more or less, out of the B. Jordan Survey, Abstract 348 & out of the J. Womack Survey, Abstract 703, Panola County, Texas (Volume 749, Page 258 SAVE & EXCEPT that property more particularly described in Volume 1229, Page 284, Deed Records, Panola County, Texas) Account #7978 --Bid in Trust 11/4/2025 Judgment Through Tax Year: 2024	\$3,915.00	
7	2024-119	Elysian Fields Independent School District v Richard Wright, Jr.	2.059 Acres, more or less, out of the B. Lovelle Survey, Abstract 400, Panola County, Texas (Volume 1692, Page 358, Deed Records, Panola County, Texas) Account #33726 --Bid in Trust 11/4/2025 Judgment Through Tax Year: 2023	\$1,145.00	
8	2025-068	Tatum Independent School District v Joseph Giseburt et al	0.881 Acre, more or less, out of the J. Reel Survey, Abstract 564, Panola County, Texas (Volume 1069, Page 37, Deed Records, Panola County, Texas) Account #16192 -- Bid in Trust 11/4/2025 Judgment Through Tax Year: 2024	\$1,597.50	
9	2025-136	Tatum Independent School District v Verna Havens	Lots 16 & 17, Block 2, Pruitt Addition, Panola County, Texas (Volume 963, Page 561, Deed Records, Panola County, Texas) --Account #27028/700000030062 Bid in Trust 11/4/2025 Judgment Through Tax Year: 2024	\$200.00	