DELINQUENT TAX SALE - THE COUNTY OF ANDERSON, TEXAS
December 1, 2026 at **10:00AM**
East Steps of the Anderson County Courthouse, Palestine, 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 **money order or a cashier's check payable to Anderson County Sheriff**. 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 Palestine at (903) 723-7866.

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: _____

MVBA:

Cause No. _____ Tract No. _____

PROPERTIES TO BE SOLD ON DECEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
1	DCCV23-3991-87	The County of Anderson, Texas v Gina Zenor, et al	Lot 4, Block 3, Thompson Addition, City of Palestine, (Tract Two, Volume 1572, Page 826, of the Deed Records, Anderson County, Texas) Account #R36140 Judgment Through Tax Year: 2025	$4,023.32	
2	DCCV23-4407-87	The County of Anderson, Texas v Carolyn Cook, et al	**TRACT 1:** Lot 7, Block 3B, Texas Land Company Addition, City of Palestine (Volume 2292, Page 703, Official Public Records, Anderson County, Texas) Account #R36043 Judgment Through Tax Year: 2025	$9,456.16	
			TRACT 2: Lot 5, Block 8B, Texas Land Company Addition, City of Palestine, Texas (Volume 2295, Page 623, Official Public Records, Anderson County, Texas) Account #R36109 Judgment Through Tax Year: 2025	$4,931.37	
			TRACT 3: Lot 6, Block 8B, Texas Land Company Addition, City of Palestine, Texas (Volume 136, page 152, Official Public Records, Anderson County, Texas) Account #R36110 Judgment Through Tax Year: 2025		
3	DCCV25-5321-3	The County of Anderson, Texas v R.J. Horn Properties, Inc.	Lot 2, 3, and 4, Block 6, Indian Creek Addition, City of Palestine, Texas (Tract 4 in Volume 1258, Page 282, Official Public Records, Anderson County, Texas) Account #R31154 Judgment Through Tax Year: 2025	$2,713.04	
4	DCCV25-5463-87	The County of Anderson, Texas v Unknown Trustees, et al	**TRACT 1:** Lot 3A, Block 62, Original Townsite, City of Palestine, Texas (Volume 708, Page 378 Official Public Records, Anderson County, Texas) Account #R34014 Judgment Through Tax Year: 2025	$16,720.00	
			TRACT 2: Lot 3B, Block 62, Original Townsite, City of Palestine, (Volume 1496, Page 71 Official Public Records, Anderson County, Texas) Account #R34015 Judgment Through Tax Year; 2025		
			TRACT 3: Lot 4, Block 62, Original Townsite City of Palestine, as depicted on Map #977, City of Palestine Map and as assessed on the tax rolls under Account #R34033 Judgment Through Tax Year: 2025		
			TRACT 4: Lot 5, Block 62, Original Townsite City of Palestine as depicted on Map #977, City of Palestine Map and assessed on the tax rolls under Account #R34034 Judgment through Tax Year: 2025		
5	DCCV25-5816-369	The County of Anderson, Texas v Hal Ham, et al	Lot 1 and 2A, Block 30, Micheaux Park Subdivision, City of Palestine, (Inst#2023-4803) Account #R32797 Judgment Through Tax Year: 2025	$12,097.93	
6	DCCV25-5833-87	The County of Anderson, Texas v Todd Alexander, et al	**TRACT 1:** 14.167 Acres, more or less, Peter Hinds Survey, Block 829, Tract 7 (Doc #2022-4518) Account #R22259 Judgment Through Tax Year: 2025	$5,934.73	
			TRACT 2: 44.88 Acres, more or less, William Sims Survey, Abstract 707, Block 840, Tracts 4, 5 and 6 (Doc #2022-4744) Account #R25891 Judgment Through Tax Year: 2025	$6,413.72	
RESALES **THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TOSECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:**					
7	87-3895	County of Anderson v Mattie Bean	Plat/E/53B, Hays Addition, Block 2, Lot 8, City of Palestine (Plat/E/53B and Volume 735, Page 814, Official Public Records, Anderson County, Texas) Account #R30716 (Bid in Trust 06/01/1967)	$1,625.00	

WITHDRAWN