



West Sabine ISD Tax Sales for MARCH 5, 2019

LOCATION: 201 Main Street Hemphill, Texas 75948

Official Door of the Courthouse

TIME: 10:00AM

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the Sheriff or Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at a place designated by the commissioner's court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an "as is," "where is," and "buyer beware" sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) Bidders should arrive 15 minutes early before the sale to sign-in and receive a bidding number.
- 5) The winning bidder must pay for their bid immediately following the sale. **Certified funds only will be accepted.**
- 6) For more information regarding any sale listed below, **please contact the Perdue, Brandon, Fielder, Collins & Mott, LLP, Conroe office at (936) 242-6815 or email Tiffany Johnson at: tljohnson@pbfc.com.**

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description	Adjudged Value:	Estimated Minimum:	CAD Account #
T-872 1ST DISTRICT COURT 19-May-16	WEST SABINE INDEPENDENT SCHOOL DISTRICT vs. GERALD B. BULLOCK, JR., ET AL	BEING 4.0 ACRES, MORE OR LESS, OUT OF THE J.W. CADWELL SURVEY, ABSTRACT 297, SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 320, PAGE 225, OFFICIAL PUBLIC RECORDS, SABINE COUNTY, TEXAS.	\$6,000.00	\$1,263.50 Subject to P/J tax year 2016+	R000224081

T-887 1ST DISTRICT COURT 27-Jan-17	WEST SABINE INDEPENDENT SCHOOL DISTRICT VS. CHARLES COULTER (DECEASED), ET AL	BEING 1.0 ACRE OF LAND, MORE OR LESS, OUT OF THE JOHN GILBERT SURVEY, ABSTRACT 18, SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 176, PAGE 559, DEED RECORDS, SABINE COUNTY, TEXAS.	\$2,000.00	\$1,812.17 Subject to P/J tax year 2016+	R000025961
T-897 1ST DISTRICT COURT 27-Jan-17	WEST SABINE INDEPENDENT SCHOOL DISTRICT VS. MICHAEL K. KING, ET AL	BEING 0.239 ACRE OF LAND, MORE OR LESS OUT OF THE LARKIN GROSS SURVEY, ABSTRACT 19, SABINE COUNTY, TEXAS, ALSO KNOWN AS LOT ELEVEN (11), BLOCK ONE (1), JACK LANGSTON SUBDIVISION, A SUBDIVISION IN SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 252, PAGE 592, OFFICIAL PUBLIC RECORDS, SABINE COUNTY, TEXAS.	\$31,160.00	\$5,607.17 Subject to P/J tax year; ISD 2016+ County 2015+	R006025781
T-898 1ST DISTRICT COURT 27-May-16	WEST SABINE INDEPENDENT SCHOOL DISTRICT VS. SIDNEY A. MARTIN	BEING 0.246 ACRE OF LAND, MORE OR LESS, IN THE CITY OF PINELAND, OUT OF THE LARKIN GROSS SURVEY, ABSTRACT 19, SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 303, PAGE 197, OFFICIAL PUBLIC RECORDS, SABINE COUNTY, TEXAS. 206 E CHERRY ST, PINELAND, TX 75968	\$6,020.00	\$2,881.83 Subject to P/J tax year 2016+	R000001611
T-904 1 st DISTRICT COURT 27-May-16	WEST SABINE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF ARVIL V. BOAZ, ET AL	BEING 1.672 ACRES OF LAND, MORE OR LESS, CONSISTING OF A 1.4 ACRES TRACT AND A 0.272 ACRE TRACT OUT OF THE T.J. MARTIN SURVEY, A-164, SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 18, PAGE 673 AND VOLUME 284, PAGE 381, DEED RECORDS OF SABINE COUNTY, TEXAS.	\$44,030.00	\$6,185.37 Subject to P/J tax year 2016+	R000066831
T-906 1ST DISTRICT COURT 14-Oct-16	WEST SABINE INDEPENDENT SCHOOL DISTRICT VS. BRYAN COURVILLE, JR.	BEING LOTS 13-24, BLOCK 25, OF THE TOWN OF BRONSON, SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 246, PAGE 335, DEED RECORDS OF SABINE COUNTY, TEXAS.	\$19,900.00	\$1,260.75 Subject to P/J tax year 2016+	R000169731
T-925 1 st DISTRICT COURT 27-May-16	WEST SABINE INDEPENDENT SCHOOL DISTRICT vs. UNKNOWN HEIRS OF T. A. HARRIS, ET AL	BEING FOURTEEN (14) ACRES OF LAND, MORE OR LESS, OUT OF THE J. GILBERT SURVEY, A-18, SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 19, PAGE 381, DEED RECORDS OF SABINE COUNTY, TEXAS.	\$28,000.00	\$3,586.79 Subject to P/J tax year 2016+	R000026311

T-959 1 st DISTRICT COURT 27-Jan-17	WEST SABINE INDEPENDENT SCHOOL DISTRICT vs. UNKNOWN HEIRS OF OPAL BROWN, ET AL	BEING 3.2712 ACRES OF LAND, MORE OR LESS, OUT OF THE D. JACKS SURVEY, SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 219, PAGE 583, SABINE COUNTY, TEXAS.	\$4,910.00	\$2,301.97 Subject to P/J tax year 2016+	R000074831
T-960 1ST DISTRICT COURT 14-Oct-16	WEST SABINE INDEPENDENT SCHOOL DISTRICT vs. B. F. BELL AKA B. P. BELL	BEING 0.75 ACRES OF LAND, MORE OR LESS, OUT OF THE W. MURPHY SURVEY, A-44, SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 64, PAGE 59, DEED RECORDS OF SABINE COUNTY, TEXAS	\$1,130.00	\$1,130.00 (VALUE) Subject to P/J tax year 2018	R000042021
T-961 1 st DISTRICT COURT 13-Sep-18	WEST SABINE INDEPENDENT SCHOOL DISTRICT vs. EVA C. DUNN	BEING LOTS 16, 17, BLOCK 59 AND LOT 20, BLOCK 70, TOWN OF BRONSON, SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 112, PAGE 47, DEED RECORDS OF SABINE COUNTY, TEXAS.	\$600.00	\$600.00 (VALUE) Subject to P/J tax year 2018	R000168911

RESALES

Cause No: Struck Date:	Style of Case:	Legal Description	Value:	Estimated Minimum:	CAD Account #
T-773 3-7-17	West Sabine ISD vs Eva Meadow	BEING LOTS 4-17 and 85, TOWN OF BRONSON, DESCRIBED IN VOLUME 281, PAGE 520, DEED RECORDS, SABINE COUNTY, TEXAS.	\$7,660.00	TBD	R000169691
T-958 3-7-17	West Sabine ISD vs Carl Gillespie	BEING A 0.24 ACRE TRACT, OUT OF THE SAMUEL NELSON SURVEY, A- 45, KNOWN AS LOT 36, MYRTLE BELL, AN UNRECORDED SUBDIVISION IN SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 214, PAGE 615, DEED RECORDS OF SABINE COUNTY, TEXAS.	\$1,500.00	TBD	R000210731

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT <http://iswdataclient.azurewebsites.net/webIndex.aspx?dbkey=sabinecad&time=201902041357000>