



HUNT COUNTY SALES FOR **JUNE 5, 2018**

HUNT COUNTY COURTHOUSE, 2ND FLOOR
2507 LEE ST, GREENVILLE TX
SCHEDULED FOR 10:00 A. M.

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) As required by the Texas Property Tax Code Section 34.011, IF ADOPTED IN THE COUNTY WHERE THE SALE IS BEING HELD, a bidder must register with the county Tax Assessor Collector in order to participate in the tax sale of delinquent real properties. This registration must be renewed annually. Contact the Hunt County Tax Office for more information about this requirement.
- 5) For more information about the sales on this page, please contact Stacy Fleming at (903) 597-7664 ext. 3204/sfleming@pbfc.com or Ruth Blake at ext. 3205.

FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT www.hunt-cad.org

GREENVILLE PROPERTIES ARE SOLD SUBJECT TO CITY OF GREENVILLE LIENS IF APPLICABLE AND ARE TO BE PAID SEPARATELY.

Cause No:	Style of Case:	Legal Description (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account #	Notes
District Court:		Property Address (Per Appraisal District):			Other Account	
Judgment Date:						
TAX20282 196TH DISTRICT COURT 18-Jan-18	CELESTE ISD vs. STEVEN M SNIDER	A0792 NICHOLSON LAWSON W, TRACT C100, ACRES 1.0, SN1 JE2747A; HUD# TEX0107880; TITLE # 00037982 6967 FM 272, Celeste, TX 75423	\$27,420.00	\$12,837.95	R31456	Improvement
TAX20564 354TH DISTRICT COURT 20-Apr-17	CELESTE ISD vs. ANITA KRISTINE LYDAY AKA ANITA DICKENS, ET AL	A1138 WILLIAMS WADE H, TRACT C400-1, ACRES 5.519 5876 Co Rd 1149, Celeste, TX 75423	\$87,550.00	\$8,013.98	R108369	PULLED
TAX20835 196TH DISTRICT COURT 15-Jun-17	CELESTE ISD vs. ROBERT CRUZ AKA ROBERT DUANE CRUZ	A0252 DALE THOMAS H, TRACT C8-1, ACRES .635 4235 Co Rd 1087, Celeste, TX 75423	\$8,970.00	\$4,682.81	R23730	Improvement
TAX20933 354TH DISTRICT COURT 20-Apr-17	BOLES ISD vs. CAROLE COLLETT	A0600 LYDAY ANDREW, TRACT 30-5, ACRES 5 825 Co Rd 2266, Quinlan, TX 75474	\$119,550.00	\$11,120.93	R127730	Improvement
TAX21131 354TH DISTRICT COURT 21-Sep-17	CITY OF WOLFE CITY vs. V A WALLACE, DECEASED, ET AL	ORIG TOWN OF WOLFE CITY, BLOCK 127, LOT 1B 415 S Greenville St, Wolfe City, TX 75496	\$72,650.00	\$16,284.94	R74722	Improvement
TAX21382 354TH DISTRICT COURT 18-Jan-18	CELESTE ISD vs. BRANDON EUGENE CUMMINGS AND TAMMY ANNE CUMMINGS	A0044 BARR BENJAMIN F, TRACT C6-2, ACRES 23.04 6658 FM903, Celeste, TX 75423	\$193,080.00	\$0.00	R132437	PULLED
TAX21403 354TH DISTRICT COURT 18-Jan-18	CITY OF WOLFE CITY vs. ROSEMARY D MCFAIL	S4430 ORIG TOWN OF WOLFE CITY BLK 43 LOT 6A (N 1/2 OF LT 6) ACRES .0517 211 Austin St, Wolfe City, TX 75496	\$5,650.00	\$3,247.10	R215892	Improvement

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