STRUCK OFF TAX RESALE PROPERTY LIST

The Tax Resale list (also referred to as the Struck off List) represents only properties struck-off in Nacogdoches County. These are properties that did not sell at the Public Sheriff’s Tax Sale Auction. Offers to purchase struck-off properties can be made through the Nacogdoches- Perdue Brandon Fielder Collins and Mott Law Office. An offer must be in writing using our Resale Form. Offers can be mailed or dropped off at the Nacogdoches Office.

Please refer all mail to: PERDUE BRANDON FIELDER COLLINS & MOTT, LLP: 220 W. Hospital Street, Nacogdoches, TX 75961. For all calls, please refer to contact person(s) in Nacogdoches office: Maria Sutterfield, 936-560-4522.

It is the responsibility of anyone making an offer on struck-off property to research the property. PROPERTY IS SOLD “AS IS” AND “WITHOUT WARRANTY”. An offer may be made on any parcel shown on the below struck-off list. The taxing units reserves the right to accept or reject any or all offers. No title insurance or survey will be provided.

Nacogdoches Central Appraisal District’s Official Website for property information and mapping information is: WWW.NACOCAD.ORG

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**Original Owner**: Unknown Heirs of Kenneth Chatman, et al
**Parcel ID**: 28761
**Account No**: #18-202-6100-035000 (Randolph St.)
**Tax Sale Date**: June 1, 2010
**Struck Off To**: NACOGDOCHES ISD

**Appraised Value at Auction**: $2,000.00

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**Original Owner**: Unknown Heirs of Emmitt Patton, et al
**Parcel ID**: 27050
**Account No**: #18-022-5606-013000 (Georgia Oak)
**Tax Sale Date**: January 4, 2011
**Struck Off To**: NACOGDOCHES ISD

**Appraised Value at Auction**: $12,000.00

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**Original Owner**: Unknown Heirs of Ernest Jackson, et al
**Parcel ID**: 29534
**Account No**: #18-298-5900-006000 (Coleman Street)
**Tax Sale Date**: August 2, 2011
**Struck Off To**: NACOGDOCHES ISD

**Minimum Bid at Auction**: $8,648.00

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**Original Owner**: Carolyn McGown Sellers, et al
**Parcel ID**: 31378
**Account No**: #18-437-6201-005000 (1016 Orton St.)
**Tax Sale Date**: August 2, 2011
**Struck Off To**: NACOGDOCHES ISD

**Appraised Value at Auction**: $15,510.00

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**Original Owner**: Unknown Heirs of Ernest Ray Swearinger, et al
**Parcel ID**: 27265
**Account No**: #18-026-6100-028000 (Old Tyler Rd)
**Tax Sale Date**: April 5, 2016
**Minimum Bid at Auction**: $3,300.00

**Appraised Value at Auction**: $2,200

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**Original Owner**: UNKNOWN HEIRS OF JOHN HENRY AND VERNELL WASHINGTON, ET AL

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**The Tax Resale list (also referred to as the Struck-off list) represents only properties struck-off in Nacogdoches County.**

**These are properties that DID NOT SELL at the public Sheriff’s Auction-Tax Foreclosure Sale**

**30 day waiting period ONLY for newly auctioned property.**

**Look at auction date to see if 30-day rule applies**

**RESEARCH and SATISFY yourself on property --the location, condition, structures, & the ground prior to bidding**

**Bid Offers to purchase struck-off properties can be made through the PBFCM office in NACOGDOCHES COUNTY.**

**An offer must be in writing, ONLY using the PBFCM – NACOGDOCHES CO. TAX RESALE OFFER BID FORM.**

**Bid Offers can be mailed or dropped off in a sealed envelope, at the PBFCM Nacogdoches Office**

**PLEASE SEE WEBSITE FOR ALL Q & A -- http://pbfcm.com/taxforeclosuresalefaq.html**

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### INFORMATION ON HOW TO MAKE A BID

1. Fill out the Resale Offer Bid Form and submit in sealed envelope
2. Attach a Check or Money Order for full Bid Amount (all personal checks will be deposited)
3. Submit the bid to the PBFCM – Nacogdoches County Office

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### WHAT DO I SUBMIT?

Properties that did not sell at the SHERIFF’S AUCTION-TAX FORECLOSURE SALE, will then be placed on the Struck-Off Tax Resale List. Bids for recently auctioned property will open the day AFTER the SHERIFF’S AUCTION-TAX FORECLOSURE SALE. Those properties will use the following guidelines, in addition to all other STRUCK-OFF TAX RESALE RULES.

1. **30 DAY WAITING PERIODS ONLY APPLY AFTER THE RECENT AUCTION OF THE PROPERTY** (Day 1 being considered the day of the Sheriff’s Tax Sale Auction)
2. **ALL BIDS MUST BE SEALED**
3. **All SEALED Bids will be opened the FIRST TUESDAY after the 30 days have been completed -- for newly auctioned property ONLY.** (Note: in the event day 29 is a Wednesday, they will be opened & processed the Following Tuesday.)
4. **Multiple bids for recent auctioned property will be opened by both- PBFCM Law firm employee & NCCAD employee.**
5. **The Highest Bidder will be sent out for approval to the taxing units.**

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**THIS NOTICE, AND THE MATERIALS PROVIDED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT CONSTITUTE ANY LEGAL ADVICE. NO READER SHOULD RELY ON, ACT, OR REFRAIN FROM ACTING ON THE BASIS OF ANY INFORMATION CONTAINED IN THIS NOTICE WITHOUT SEEKING THEIR OWN LEGAL OR OTHER PROFESSIONAL ADVICE. PERDUE, BRANDON, FIELDER, COLLINS, & MOTT LLP. (“PBFCM”) DOES NOT WARRANT THE QUALITY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE INFORMATION IN THIS NOTICE IS NOT INTENDED TO NOR DOES IT CREATE ANY ATTORNEY-CLIENT RELATIONSHIP BETWEEN THE READER AND PBFCM.**

**AN UPDATED CURRENT LIST OF ALL PROPERTIES AVAILABLE FOR RESALE CAN BE VIEWED AT:**
ALL BIDS MUST BE SUBMITTED USING THE FORM WITH DISCLAIMER INFORMATION.

### TAX RESALE OFFER BID FORM

The taxing units in Nacogdoches County reserve the right to accept or reject any or all offers. No title insurance or survey will be provided. It is the responsibility of anyone making an offer on struck-off property to research the property. **PROPERTY IS SOLD “AS IS”, “WHERE IS”, AND “WITHOUT WARRANTY”**

<table>
<thead>
<tr>
<th>Property ID Number &amp; SUIT #</th>
<th>Amount of Offer</th>
<th>Appraised Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARCEL #: SUIT#</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>PARCEL #: SUIT#</td>
<td>$</td>
<td>$</td>
</tr>
</tbody>
</table>

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Code. I further understand that I will become immediately responsible for post-judgment taxes if I am the successful bidder on the property. I agree to indemnify the appraisal district and its agent and its attorney from any action or damages arising from the purchase of the property and agree to submit any dispute to the American Arbitration Association for resolution.

(1) **IT IS NECESSARY THAT THE BIDDERS SATISFY THEMSELVES CONCERNING THE LOCATION OF THE PROPERTY ON THE GROUND PRIOR TO THE BID.**  
(2) **NOTE AN OFFER WILL NOT BE CONSIDERED IF A CHECK FOR THE BID AMOUNT IS NOT ENCLOSED WITH THE OFFER FORM.**

Bidder’s Name (Typed or Printed)  
(name displayed on deed)  

Bidder’s Signature

Bidder’s Address  
(this address will appear on the deed; this address will receive the deed & new tax bill for the upcoming tax year)  

Bidder’s Telephone

City, State, Postal Code

Date

COMMENTS OR QUESTIONS:

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