



220 WEST HOSPITAL,
NACOGDOCHES, TX 75961
PHONE: 936.560.4522
FAX: 936.560.0642
WWW. PBFCM.COM

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

Original Owner: Unknown Heirs of Kenneth Chatman, et al

Suit No: C0925019 **Parcel ID:** 28761

Property: Being Lot 35, Block 61 JAMES E. FORE SUBDIVISION 2nd ADDITION, City of Nacogdoches, Nacogdoches County, TX; more fully described in Volume 365, Page 530 Deed Records of Nacogdoches County, TX.

Account No: #18-202-6100-035000 (Randolph St.)

Tax Sale Date: June 1, 2010 **Appraised Value at Auction:** \$2,000.00 **Struck Off To:** NACOGDOCHES ISD

Original Owner: Unknown Heirs of Emmitt Patton, et al

Suit No: C1025986 **Parcel ID:** 27050

Property: Being described as Lot 13, Block 6, Section 4 of ARBOR OAKS SUBDIVISION, City of Nacogdoches, as set out and delineated on the map and plat of said subdivision as recorded in Volume 2, Page 52, Plat Records of Nacogdoches County, TX; also, being described in conveyance from Joyce P. Andrews to Emmitt Patton in a deed dated October 16, 1991, recorded in Volume 794, Page 215, Real Property Records of Nacogdoches County, TX.

Account No: #18-022-5606-013000 (Georgia Oak)

Tax Sale Date: January 4, 2011 **Appraised Value at Auction:** \$12,000.00 **Struck Off To:** NACOGDOCHES ISD

Original Owner: Unknown Heirs of Ernest Jackson, et al

Suit No: C1026121 **Parcel ID:** 29534

Property: Being described as Lot 6, HOYA SUBDIVISION, City of Nacogdoches, Nacogdoches County, TX; more fully described in Volume 166, Page 23, Deed Records of Nacogdoches County, TX.

Account No: #18-298-5900-006000) 1524 (Coleman Street)

Minimum Bid at Auction: \$8,648.00 **Appraised Value at Auction:** \$15,510.00 **Tax Sale Date:** August 2, 2011 **Struck Off To:** NACOGDOCHES ISD

Original Owner: Carolyn McGown Sellers, et al

Suit No: C1026425 **Parcel ID:** 31378

Property: Being described as Lot 5, Block 1, out of the John G. Orton Survey, Nacogdoches County, Texas; more fully described in Volume 02796, Page 00169, Official Public Records; Nacogdoches County, TX.

Account No: #18-437-6201-005000 (1016 Orton St.)

Tax Sale Date: August 2, 2011 **Appraised Value at Auction:** \$2,200 **Struck Off To:** NACOGDOCHES ISD

Original Owner: Unknown Heirs of Ernest Ray Swearingen, et al

Suit No: C1328975 **Parcel ID:** 27265

Property: Begin Lot 28 Block 61, in the Harvey Austin Subdivision located in the SYLVESTER MORELAND SURVEY; more fully described in Volume 366, Page 167 Nacogdoches County, Texas.

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: \$3,300.00 **Struck Off To:** NACOGDOCHES ISD

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

Suit No: C1530993 (TRACT 1)**Parcel ID:** 23661**Property:** BEING LOT 8-F, BLOCK 43 LOCATED IN NACOGDOCHES COUNTY, TX; MORE FULLY DESCRIBED IN VOLUME 372, PAGE 788, DEED RECORDS, NACOGDOCHES COUNTY, NACOGDOCHES, TX.**Account No:** #17-043-1008-060000 (POWERS ST.)**Tax Sale Date:** November 1, 2016**Minimum Bid at Auction:** \$3,000.00**Appraised Value at Auction:** \$5,000**Struck Off To:** NACOGDOCHES ISD**Original Owner:** UNKNOWN HEIRS OF MARIAH PRUITT, ET AL**Suit No:** C1430417**Parcel ID:** 23532**Property** BEING LOT 3D, BLOCK 42, IN VOLUME 396, PAGE 352, DEED RECORDS OF NACOGDOCHES COUNTY, TX.**Account No:** #17-042-2003-040000 (POWERS ST.)**Tax Sale Date:** MARCH 7, 2017**Minimum Bid at Auction:** \$4,000.00**Appraised Value at Auction:** \$4,000.00**Struck Off To:** NACOGDOCHES ISD

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 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 PERDUE BRANDON FIELDER COLLINS & MOTT, LLP.

INFORMATION ON HOW TO MAKE A BID

- **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://pbfc.com/taxforeclosuresalefaq.html>

WHAT DO I SUBMIT?

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**

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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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"**

<u>Property ID Number & SUIT #</u>	<u>Amount of Offer</u>	<u>Appraised Value</u>
PARCEL #: SUIT#	\$	\$
PARCEL #: SUIT#	\$	\$

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:
