

CASS COUNTY SALES FOR **APRIL 4, 2023**

CASS COUNTY COURTHOUSE
100 E. HOUSTON STREET, LINDEN, 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) Bidders should arrive 15-30 minutes before the sale to sign in and get a bidding number.
- 5) The winning bidder must pay the full amount of their bid the day of the Sale and within the time set by the Constable's Office. Payment must be made by Cashier's Check only. No cash and no personal checks will be accepted.
- 6) 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 to participate in the tax sale of delinquent real properties. This registration must be renewed annually. Contact the Cass County Tax Office for more information about this requirement. (903) 756-5513
- 7) For more information about the sales on this page, please contact the Perdue, Brandon Tyler office at (903) 597-7664 – Lauren Ayers extension 3102/ layers@pbfc.com

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

CASS COUNTY SALES FOR APRIL 4, 2023
BUYER IS RESPONSIBLE FOR POST JUDGMENT TAXES

Cause No:	Court:	Judgment Date:	Style of Case:	Legal Description: Property No: Property Address (Per Appraisal):	Adjudged Value: Current Value:	Estimated Minimum: (Tax years)	Notes
13-C-176	5TH DISTRICT COURT	29-OCT-21	CASS COUNTY VS. M W LOYD	BEING A 2.167 AC TRACT IN THE DANIEL JONES SURVEY, ABSTRACT 584 ACCOUNT NUMBER 0025713-0004418. COUNTY ROAD 2342, DOUGLASSVILLE, TX	\$19,980.00 \$23,780.00	\$18,299.96 (Tax Years 2006- 2020)	POST JUDGMENT TAX YEARS 2021-2022** \$912.21
14C255	5 TH DISTRICT COURT	04-NOV-21	CASS COUNTY VS. AUDREY NEAL	0.35 ACRE, TRACT 107, PART OF THE J. RICHELIE SURVEY, ABSTRACT 877 ACCOUNT NUMBER 0735867-0020559 206 MELROSE ATLANTA, TX	\$42,710.00 \$47,270.00	\$30,107.50 (Tax Years 2008- 2017, 2020)	POST JUDGMENT TAX YEARS 2021-2022** \$2,570.81
19C488	5 TH DISTRICT COURT	08-NOV-21	CASS COUNTY VS. MICHAEL PHILLIPS ET AL	BEING 0.586 ACRES, TRACT 25 & 26, PART OF THE MATTHEW POWELL SURVEY, ABSTRACT NUMBER 858 ACCOUNT NUMBERS 0728047-0007314 0728047-0007315 505 W. FRAZIOR LINDEN, TX	\$71,070.00 \$75,000.00	\$11,047.58 (Tax Years 2016- 2020)	POST JUDGMENT TAX YEARS 2021-2022** \$4,348.92

****POST JUDGMENT TAXES MUST BE PAID AT THE CASS COUNTY TAX OFFICE ON THE DAY OF THE SALE**

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