

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

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) 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 Hunt County Tax Office for more information about this requirement. (903) 408-4000
- 7) For more information about the sales on this page, please contact the Perdue, Brandon Tyler office at (903) 597-7664 - Stacy Fleming ext. 3204/sfleming@pbfc.com .

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

PLEASE NOTE: **PROPERTIES ARE SOLD SUBJECT TO CITY LIENS IF APPLICABLE AND ARE TO BE PAID SEPARATELY.

HUNT COUNTY SALES FOR APRIL 4, 2023
RESALE PROPERTIES
(PROPERTIES PREVIOUSLY STRUCK OFF TO COMMERCE ISD)

		COMMERCE			
Prop Id	Legal Description	Suit #/Style of Suit	2022 MARKET VALUE	Deed Date and Notes	MINIMUM BID
21905	A0109 BOND W,TRACT 40, ACRES .13 HCAD ADDRESS: 1009 M L KING DR	11,241-A CITY OF COMMERCE VS. MADELL GREER	\$6,300.00	2/15/1994	\$500.00
23531	A0242 DOAK JANE (HUNT COUNTY), TRACT 29, ACRES 3 HCAD ADDRESS: OFF CR 4728	TAX21205 COMMERCE ISD VS. J D VANN, DECEASED	\$32,030.00	11/21/2019 LAND LOCKED	\$500.00
39182	S2100 ARDIS SMITH ADDITION SEC 1 LOT 14 ACRES .1977 HCAD ADDRESS: 1216 KENNIE	11,236-A COMMERCE ISD VS. JOE B ARDIS	\$9,470.00	12/13/1995	\$500.00
49682	S3795 KNIGHT JOHN ADDITION BLK 1 LOT 7 ACRES .0918 HCAD ADDRESS: BLACKBURN ST	10330-A COMMERCE ISD VS. ALGIA & BERNICE HUFF	\$4,800.00	2/5/1987	\$500.00
51715	A0031 ANDERS DAVID,TRACT 8, ACRES .2479 HCAD ADDRESS: 1101 CHAMPION LN	TAX20672 COMMERCE ISD VS. GWENDOLYN D SCOTT	\$11,340.00	8/21/2015	\$500.00
52916	S4220 NORTH SIDE ADDITION BLK 14 LOT 7-8 ACRES .3099 HCAD ADDRESS: 413 NEAL	TAX16057 COMMERCE ISD VS. W H & GERTRUDE BRITT	\$13,100.00	5/23/2001	\$500.00
70342	S4380 ORIG TOWN OF COMMERCE BLK 81 LOT 4G,5, 1/2 OF 6 ACRES 0.1492 HCAD ADDRESS: M L KING DR	TAX20928 COMMERCE ISD vs. IVORY E. MOORE SR. DECEASED, ET AL	\$7,540.00	9/11/2019 LARGE DRAINAGE DITCH	\$500.00

70428	S4380 ORIG TOWN OF COMMERCE BLK 83A LOT 4 ACRES .2507 HCAD ADDRESS: 816 PINE ST	TAX21464 COMMERCE ISD vs. NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE	\$11,360.00	9/11/2019	\$500.00
113318	LOT 1, BLOCK 1W, SECTION 1, ACRES .0803 O P MARSHALL ADDITION HCAD ADDRESS: M L KING ST	TAX21329 COMMERCE ISD vs. RUTH PRITCHARD	\$4,200.00	11/21/2019	\$500.00
113598	S4380 ORIG TOWN OF COMMERCE BLK 86 LOT 20 ACRES 2.82 HCAD ADDRESS: SYCAMORE ST	TAX18723 COMMERCE ISD VS. SAMMY RAY BROWN	\$49,140.00	11/17/2008	\$500.00

** 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, L.L.P. ("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.