

**TRINITY COUNTY SALES FOR JUNE
6, 2023, SCHEDULED FOR 10:00 AM
Tax Sales Information***

- 1) Tax foreclosure sales are conducted by the Sheriff or a 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. on the courthouse steps at a place designated by the commissioners' 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”, “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) For questions regarding the Sheriff’s sale listed below, please contact Kelsey McGinn in Groveton office at 903-597- 7664

*****SUBJECT TO POST JUDGMENT TAXES *******

<u>Case No.</u>	<u>Legal Description/Address (if available)</u>	<u>Estimated Minimum Bid</u>	<u>Notes</u>
<u>Cause No. 4543</u> <u>Trinity/Groveton Consolidated Tax Office</u> vs. <u>E. Allan Maddox, Jr,</u> <u>aka Edgar Allan Maddox, et al</u>	LOTS 7 AND 8, BLOCK 62, SECTION 3, WESTWOOD SHORES SUBDIVISION, PID#18632 (R08371)	\$158,377.56	Trinity Memorial Hospital District Trinity County WWS MUD Trinity ISD
<u>Cause No. 4768</u> <u>Trinity/Groveton Consolidated Tax Office</u> vs. <u>Jetta Maxine Kroll,</u> <u>Deceased</u>	Tract: 1 LOT 106, SECTION 2 PORT AVENTURE SUBDIVISION, PID# 31707 Tract: 2 LOT 107, SECTION 2 PORT AVENTURE SUBDIVISION, PID# 31708 Tract: 3 LOT 108, SECTION 2 PORT AVENTURE SUBDIVISION, PID# 31709	\$25,816.51	Trinity Memorial Hospital District WWS MUD Trinity County Trinity ISD

<p><u>Cause No. 4800</u> <u>Trinity/Groveton</u> <u>Consolidated</u> <u>Tax Office</u> vs. <u>James O.</u> <u>Berlin, et al</u></p>	<p>Tract: 1 LOT 12, BLOCK 14, SECTION 2, GLEN HAVEN ESTATES, PID # 13140</p> <p>Tract: 2 LOT 13, BLOCK 14, SECTION 2, GLENHAVEN ESTATES, PID # 13141</p>	<p>\$5,580.00</p>	<p>Trinity Memorial Hospital District Trinity County Trinity ISD</p>
<p><u>Cause No. 4804</u> <u>Trinity/Groveton</u> <u>Consolidated</u> <u>Tax Office</u> vs. <u>Michael</u> <u>Bertelli, et al</u></p>	<p>LOT 3, SECTION 9, BLOCK 7, WESTWOOD SHORES SUBDIVISION PID # 18257</p>	<p>\$7,004.00</p>	<p>Trinity Memorial Hospital District Trinity County Trinity ISD WWS MUD</p>
<p><u>Cause No. 4811</u> <u>Trinity/Groveton</u> <u>Consolidated</u> <u>Tax Office</u> vs. <u>Jose F. Garcia,</u> <u>et al</u></p>	<p>Tract: 1 LOT 8, BLOCK 2, SECTION 4, THE TRINITY PLANTATION SUBDIVISION, PID #240657</p> <p>Tract: 2 LOT 7, BLOCK 2, SECTION 4, THE TRINITY PLANTATION SUBDIVISION, PID #40656</p>	<p>\$12,022.00</p>	<p>Trinity Memorial Hospital District Trinity County Trinity ISD</p>
<p><u>Cause No. 4827</u> <u>Trinity/Groveton</u> <u>Consolidated</u> <u>Tax Office</u> vs. <u>Harry R.</u> <u>Cleaveland, Jr.,</u> <u>et al</u></p>	<p>LOT 9, BLOCK 9, THE PLANTATION SUBDIVISION PID # 32321</p>	<p>\$5,704.00</p>	<p>Trinity Memorial Hospital District Trinity County Trinity ISD</p>
<p><u>Cause No.</u> <u>5192</u> <u>Trinity/Groveton</u> <u>Consolidated</u> <u>Tax Office</u> vs. <u>Patricia</u> <u>Yates, et al</u></p>	<p>LOT 30, BLOCK 5, SECTION 5, WESTWOOD SHORES SUBDIVISION, PID #29470</p> <p>IMPROVEMENT ONLY, BEING A 1999 FESTIVAL LIMITED MOBILE HOME, LABEL # RAD1163396, SERIAL # TXFLX12A34280FD1, PID #53740</p>	<p>\$10,873.91</p>	<p>Trinity Memorial Hospital District WWS MUD Trinity County Trinity ISD</p>
<p><u>Cause No. 5328</u> <u>Trinity/Groveton</u> <u>Consolidated</u> <u>Tax Office</u> vs. <u>Bonita Lois Cox,</u></p>	<p>BEING 0.2568 ACRES MORE OR LESS, THE W. MCKIM SURVEY, LOT 71, BLOCK 8, SECTION 4, THE LANDING ON THE LAKE SUBDIVISION PID # 16139</p>	<p>\$2,685.00</p>	<p>Trinity Memorial Hospital District WWS MUD Trinity County Trinity ISD</p>

<u>Cause No.</u> <u>5582</u> <u>Trinity/Groveton</u> <u>Consolidated</u> <u>Tax Office</u> <u>vs.</u> <u>Perry Mears Jr.</u>	LOT 18, BLOCK 71, SECTION 4, WWESTWOOD SHORES SUBDIVISION PID #13814	\$2,837.00	Trinity Memorial Hospital District WWS MUD Trinity County Trinity ISD
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