



CASS COUNTY SALES FOR **OCTOBER 6, 2026**  
CASS COUNTY COURTHOUSE, MAIN STREET  
NORTH SIDE STEPS  
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. The winning bidder must pay the full amount of their bid the day of the Sale and within the time set.
- 5) Payment may be made by Check, Cashier's Check or Money Order payable to PERDUE, BRANDON LAW FIRM. NO CASH WILL BE ACCEPTED.
- 6) 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@pbfcmlaw.com](mailto:sfleming@pbfcmlaw.com)

**THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.**

**THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S/CONSTABLE'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.**

**IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.**

**ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.**

**LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZABILIDAD, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.**

**EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.**



## CASS COUNTY SALES FOR OCTOBER 6, 2026

**BUYER IS RESPONSIBLE FOR POST JUDGMENT TAXES IF LISTED IN THE NOTES**  
**POST JUDGMENT TAXES ARE TO BE PAID TO TAX OFFICE SEPARATE FROM THE BID AMOUNT**

| Cause No: | District Court:    | Judgment Date: | Style of Case:                                  | Legal Description: (Per Appraisal District):                                                                                             | Adjudged Value: | Estimated Minimum: | Property Number | Notes                                           |
|-----------|--------------------|----------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------|-----------------|-------------------------------------------------|
| 23C361    | 5TH DISTRICT COURT | 9-Jan-26       | HUGHES SPRINGS ISD vs. JOHN ELLIS, ET AL        | A D MASSIE ABST 725 TR 7<br>AKA LOT 7 & 7A , 3.983 AC,<br>GEO-10725-00070-00000-000000<br><br>455 Co Rd 2858<br>Hughes Springs, TX 75656 | \$194,410.00    | \$30,857.42        | 0033251         | <b>SOLD SUBJECT TO 2025 POST JUDGMENT TAXES</b> |
| 23C361    | 5TH DISTRICT COURT | 9-Jan-26       | HUGHES SPRINGS ISD vs. JOHN ELLIS, ET AL        | A D MASSIE ABST 725 TR 1-L<br>AKA LOT 6 , 3.937 ACRES,<br>GEO-10725-00010-00120-000000<br><br>Co Rd 2858<br>Hughes Springs, TX 75656     | \$29,110.00     | \$906.69           | 0034704         | <b>SOLD SUBJECT TO 2025 POST JUDGMENT TAXES</b> |
| 23C364    | 5TH DISTRICT COURT | 9-Jan-26       | HUGHES SPRINGS ISD vs. EVA MARIE FORD HENDERSON | BEING 1.497 AC , MORE OR LESS, PART OF THE J R BOON SURVEY, ABSTRACT 56, TRACT 26<br><br>27 FM250<br>Hughes Springs, TX 75656            | \$80,130.00     | \$16,707.61        | 0025476         | <b>SOLD SUBJECT TO 2025 POST JUDGMENT TAXES</b> |
| 24C339    | 5TH DISTRICT COURT | 26-Jun-26      | HUGHES SPRINGS ISD vs. REGINALD J EVERETT       | BEING 0.220 ACRES MORE OR LESS, PART OF THE T TOBY SURVEY, ABSTRACT 1194, TRACT 34<br><br>307 KASLING ST<br>Hughes Springs, TX 75656     | \$53,840.00     | \$10,495.12        | 0017488         |                                                 |

|                    |                                                   |                                                                                   |             |             |         |  |
|--------------------|---------------------------------------------------|-----------------------------------------------------------------------------------|-------------|-------------|---------|--|
| 24C365             |                                                   | BEING 5.62 ACRES MORE OR LESS, PART OF THE A BEARD SURVEY, ABSTRACT 65, TRACT 12. |             |             |         |  |
| 5TH DISTRICT COURT | HUGHES SPRINGS ISD vs. DONALD LYNN BRANDON, ET AL |                                                                                   | \$43,960.00 | \$11,053.63 | 0020321 |  |
| 26-Jun-26          |                                                   | 9448 FM250<br>Hughes Springs, TX 75656                                            |             |             |         |  |

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT CASS COUNTY APPRAISAL DISTRICT AT <https://casscad.org/>