PERDUE BRANDON
ATTORNEYS AT LAW

NACOGDOCHES COUNTY SALES FOR DECEMBER 1, 2026
SCHEDULED FOR 2:00 P.M.

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. All sales are final. There are NO refunds. 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) Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

5) If you have any questions, please call (903) 597-7664

6) You can access the Nacogdoches Central Appraisal District Website @: https://nacocad.org

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 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, COMERCIABILIDAD, 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.

BUYER IS RESPONSIBLE FOR POST JUDGMENT TAXES

Case No.	Legal Description/Address (if available)	Adjudged Value	Estimated Minimum Bid
Cause No: C2237976 NACOGDOCHES COUNTY, ET AL vs. TRANA BROWN AKA TRANA NICOLE YARBROUGH, ET AL	BEING ALL THAT CERTAIN LOT 34, BLOCK 58 OF THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED IN VOLUME 2026, PAGE 144 OF THE DEED RECORDS OF NACOGDOCHES COUNTY, TEXAS. AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 25639 (SUBJECT TO 2026 TAXES)	$50,090.00	$8,691.66
Cause No: C2640890 NACOGDOCHES CENTRAL APPRAISAL DISTRICT, ET AL vs. MANDY D. MCINTOSH ESTATE	BEING 2.52 ACRES, MORE OR LESS, OUT OF THE BENJAMIN FULLER SURVEY, ABSTRACT 215, NACOGDOCHES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED RECORDED IN VOLUME 618, PAGE 12, FILED MARCH 31, 1986, OF THE DEED RECORDS OF NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF NACOGDOCHES COUNTY CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 8589. (SUBJECT TO 2026 TAXES)	$32,080.00	$12,140.16
Cause No: C2136730 ESTATE OF PLEASANT JOHNSON GILL AKA PJ GILL AND LAURA JO SHARATT MORGAN GILL DAVIS, ET AL	BEING 2 ACRES MORE OR LESS, PART OF THE H. KRABER SURVEY, ABSTRACT NUMBER 327, BEING DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 510 PAGE 741, ON INSTRUMENT FILED JANUARY 10, 1984 IN NACOGDOCHES, TEXAS; ALSO, BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF NACOGDOCHES COUNTY CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 9832 (SUBJECT TO 2026 TAXES)	$32,780.00	$21,529.01
Cause No: C1934876 NACOGDOCHES COUNTY, ET AL vs. RAPID ACQUISITION CO LLC	BEING LOT 30, OF HILLSIDE SOUTH SUBDIVISION, NACOGDOCHES COUNTY, ALSO KNOWN AS BEING A PART OF THE FRANCIS KELLETT SURVEY, ABSTRACT NO. 329, AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORD IN VOLUME 2427, PAGE 185, ON INSTRUMENT FILED MAY 4, 2006, IN NACOGDOCHES COUNTY, TEXAS, BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 21732 (SUBJECT TO 2026 TAXES)	$14,110.00	$7,753.35
Cause No: C2641114 NACOGDOCHES CENTRAL APPRAISAL DISTRICT, ET AL vs. PETER BRUCE HAZELHURST	BEING 1.21 ACRES, MORE OR LESS, TRACT 28, ABSTRACT 655, PART OF THE NEW WORLD SUBDIVISION, AS DESCRIBED IN DEED RECORDED IN VOLUME 404, PAGE 966, FILED FEBRUARY 27, 1976, DEED RECORDS OF NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 19088. (SUBJECT TO 2026 TAXES)	$29,810.00	$21,427.28

Cause No: C2237653 NACOGDOCHES COUNTY, ET AL vs. NACOGDOCHES HOSPITALITY LLC	BEING PART OF LOT 3, OF THE REPLAT OF LOT 2, SOUTH POINT SUBDIVISION, IN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY AS DESCRIBED IN SPECIAL WARRANTY DEED. RECORD IN VOLUME 3437, PAGE 105, ON INSTRUMENT FILED JANUARY 14, 2011, IN NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 32653 (SUBJECT TO 2026 TAXES)	$118,870.00	$29,144.29
Cause No: C2237653 NACOGDOCHES COUNTY, ET AL vs. NACOGDOCHES HOSPITALITY LLC	BEING PART OF LOT 5, OF THE RE-PLAT OF LOT 2, SOUTH POINT SUBDIVISION, IN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY AS DESCRIBED IN GENERAL WARRANTY DEED, RECORD IN VOLUME 3610, PAGE 39, ON INSTRUMENT FILED OCTOBER 3, 2011, AND GENERAL WARRANTY DEED, RECORD IN VOLUME 3610, PAGE 43, ON INSTRUMENT FILED OCTOBER 3, 2011, IN NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 75387 (SUBJECT TO 2026 TAXES)	$37,060.00	$8,874.51
Cause No: C2439812 NACOGDOCHES COUNTY, ET AL vs. SURENDAR SINGH	BEING 1.65 ACRES, MORE OR LESS, LOT 6, PART OF THE SOUTH ORCHARD SUBDIVISION, NACOGDOCHES COUNTY, TEXAS, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 4701, PAGE 183, ON JANUARY 31, 2018, DEED RECORDS OF NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 72660 (SUBJECT TO 2026 TAXES)	$169,350.00	$24,816.86
Cause No: C2439812 NACOGDOCHES COUNTY, ET AL vs. SURENDAR SINGH	BEING 2.53 ACRES, MORE OR LESS, LOT 1-B, SOUTH ORCHARD SUBDIVISION, SECTION 6, NACOGDOCHES COUNTY, TEXAS, AS DESCRIBED IN DEED RECORDED IN VOLUME 4701, PAGE 183, ON JANUARY 31, 2018, DEED RECORDS OF NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 82614 (SUBJECT TO 2026 TAXES)	$336,700.00	$48,289.85
Cause No: C2035929 NACOGDOCHES COUNTY, ET AL vs. ESTATE OF BENJAMIN BARLOW	BEING LOT 28 OF BROOKHOLLOW SUBDIVISION, ALSO KNOWN AS LOT 28, BLOCK 56, IN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN, RECORDED IN VOLUME 393, PAGE 318, ON INSTRUMENT FILED AUGUST 14,1974, IN NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 27932 (SUBJECT TO 2026 TAXES)	$78,340.00	$32,653.86

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