PERDUE BRANDON

ATTORNEYS AT LAW

TRINITY COUNTY SALES FOR DECEMBER 1, 2026
SCHEDULED FOR 10: 00 A.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. 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) Registration is not required to bid on properties. Cashier's checks, money orders, or personal checks with a letter of credit from your bank should be made payable to PBFCM. Payment is due by 12:00 p.m. Please contact Krista Proctor at 806.853.9381 or kproctor@pbfcm.com with any questions.

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid
5677 **Trinity County, et al Vs. Owners of Various Properties Located Within Trinity County, Texas**	Tract 1. Lot 20, Blk 3, Section 6, Trinity Cove Subdn., in Vol. 534 and Pg. 235,R19984 (Does not Include MH Label # RAD1271028)	$22,227.44
	Tract 2. 3.531 acres, more or less, out of the James T. Deaton Survey, Abst. 174, in Vol. 445 and Pg. 489, R35310 (Including MH Label # M130893TX)	$18,551.14
	Tract 3. Lot 15, Blk 3, The Plantation Subdn., in Vol. 2 and Pg. 87, R32238	$8,192.00
	Tract 4. Lot 272, Section D, Harbor Point Subdn., in Vol. 675 and Pg. 763 R37788	$5,813.34
	Tract 5. Lot 11, Blk 86, Section 7, Westwood Shores Subdn., in Vol. 617 and Pg. 696, R19610	$4,934.00
	Tract 6. Lot 2 H A, Blk 6, Section A, Lake L. Acres Subdn., in Vol. 376 and Pg. 203, R30025	$354.00
	Tract 7. Lot 2 T, Blk 6, Section A, Lake L. Acres Subdn., in Vol. 294 and Pg. 200, R30012	$355.00
	Tract 8. Lot 24, Blk 16, Section 3, The Landing on Lake Livingston, in Vol. 537 and Pg. 235, R21835	$4,023.94
	Tract 9. Lot 10, Blk 41, out of the M.G. Castro League, Abstract 9, City of Groveton, in Vol. 756 and Pg. 581, R13326	$12,293.50
	Tract 10. Lot 23-10, Block 51, City of Groveton, in Vol. 33 and Pg. 410 and further identified on the Tax Rolls and Records of Trinity/Groveton Consolidated Tax Office, R13214	$2,914.00

* 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

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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 Trinity County Appraisal District Website @: https://trinitycad.net

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: 04785 TRINITY/GROVETON CONSOLIDATED TAX OFFICE AND TRINITY COUNTY vs. SHARON GRAVES, ET AL	BEING LOT 16-B, BLOCK 3, LOCATED IN THE POINT SUBDIVISION, AS DESCRIBED IN DEED RECORDED IN VOLUME 654, PAGE 758, FILED ON FEBRUARY 15, 2001, TRINITY COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF TRINITY/GROVETON CONSOLIDATED TAX OFFICE AND TRINITY COUNTY UNDER PID#31287 (SUBJECT TO 2021-2026 TAXES)	$7,023.00	$6,521.09
Cause No: 04990 TRINITY/GROVETON CONSOLIDATED TAX OFFICE vs. WILLIAM E. HAHN, ET AL	BEING LOT 9, SECTION 2, BLOCK 2, LOCATED IN THE TRINITY COVE SUBDIVISION, AS DESCRIBED IN DEED RECORDED IN VOLUME 282, PAGE 524, ON INSTRUMENT FILED APRIL 4, 1980, TRINITY COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF TRINITY/GROVETON CONSOLIDATED TAX OFFICE AND TRINITY COUNTY UNDER PID #18319 (SUBJECT TO 2026 TAXES)	$9,988.00	$9,988.00
Cause No: 04990 TRINITY/GROVETON CONSOLIDATED TAX OFFICE vs. WILLIAM E. HAHN, ET AL	BEING LOT 4, BLOCK 5, SECITON D, LOCATED IN THE PINECREST HIDEAWAY SUBDIVISION, AS DESCRIBED IN DEED RECORDED IN VOLUME 261, PAGE 430, ON INSTRUMENT FILED JULY 6, 1978, TRINITY COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF TRINITY/GROVETON CONSOLIDATED TAX OFFICE AND TRINITY COUNTY UNDER PID #18320 (SUBJECT TO 2026 TAXES)	$3,000.00	$3,000.00
Cause No: 5599 TRINITY COUNTY, ET AL vs. PAMELA RAWLS WAINSCOTT	BEING ALL OF LOTS 475-480, BLOCK 14, SECTION 4, PART OF THE LAKEWOOD SUBDIVISION, IN TRINITY COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 915, PAGE 615, IN INSTRUMENT FILED ON AUGUST 16, 2013, IN THE DEED RECORDS OF TRINITY COUNTY, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF TRINITY/GROVETON CONSOLIDATED TAX OFFICE UNDER ACCOUNT NUMBER 13579 (SUBJECT TO 2026 TAXES)	$76,315.00	$15,850.13
Cause No: 5618 TRINITY COUNTY, ET AL vs. ASSURE PROPERTY HOLDINGS LLC	BEING 29.007 ACRES MORE OR LESS, TRACT 73, ABSTRACT NUMBER 5, PART OF THE MARIE LOUISE SUBDIVISION, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1051, PAGE 755, ON INSTRUMENT FILED NOVEMBER 18TH, 2020, IN TRINITY COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF TRINITY/GROVETON CONSOLIDATED OFFICE UNDER ACCOUNT NUMBER 32056 (SUBJECT TO 2026 TAXES)	$413,830.00	$36,129.75

Cause No: 5674 TRINITY COUNTY, ET AL vs. MESECKE ERNEST KEVIN ESTATE OF, ET AL	TRACT ONE: BEING 0.34 OF AN ACRE OF LAND MORE OR LESS, IN THE TOWN OF TRINITY, IN TRINITY COUNTY, TEXAS; TRACT TWO: BEING 0.34 OF AN ACRE OF LAND MORE OR LESS IN THE TOWN OF TRINITY, IN TRINITY COUNTY, TEXAS BOTH SITUATED IN THE G.W. WILSON SURVEY A-628, BEING SAME TRACTS AS DESCRIBED IN VOLUME 908. PAGE 858 DEED RECORDS TRINITY COUNTY, TEXAS. (SUBJECT TO 2026 TAXES)	$143,865.00	$44,509.69

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