

**CASS COUNTY SALES FOR MAY 4, 2021**

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 in order 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 period set.
- 5) 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@pbfcm.com](mailto:sfleming@pbfcm.com) or Tara Overmyer, PBF at Cass Co. Tax Office (903)756-5513 ext. 4/[tovermyer@pbfcm.com](mailto:tovermyer@pbfcm.com)

Cause No:	Style of Case:	Account #	Legal Description:	Adjudged Value:	Estimated Minimum Bid:	Notes
District Court: Judgment Date:			Property Address / Location (Per Cass CAD):			
12-C-244 5 <sup>TH</sup> DISTRICT COURT 5/1/2015	CASS COUNTY vs. HESSIE B JONES & JOE SIMON JONES	0020692-0013268 PROPERTY ID 13268	TRACT 1: BEING 3.75 ACRES, TRACT 36, BBB & CRR CO SURVEY, ABST 136 NEXT TO 3810 FM 2327 DOMINO, TX SEE ATTACHED MAP EXHIBIT "A"	\$11,500.00	\$1,575.30	PULLED

## RESALE PROPERTIES

### (PROPERTIES THAT HAVE PREVIOUSLY BEEN STRUCK OFF TO CASS COUNTY)

Cause No: District Court: Judgment Date:	Style of Case:	Account #	Legal Description: Property Address / Location (Per Cass CAD):	Adjudged Value:	Estimated Minimum Bid:	Notes
13-C-557 5 <sup>TH</sup> DISTRICT COURT 9/13/2019	CASS COUNTY vs. CHRISTENE CHANNEL	0055324-0035602  PROPERTY ID 35602	<b>TRACT 1: BEING A .226 ACRE TRACT IN THE J RICHEL SURVEY, ABSTRACT 877</b>  414 WHITE ST. ATLANTA, TX  <b>SEE ATTACHED MAP EXHIBIT "B"</b>	\$2,950.00	\$2,000.00	
14C253 5 <sup>TH</sup> DISTRICT COURT 9/13/2019	CASS COUNTY vs ALLENE TURNER	0055324-0034547  PROPERTY ID 34547	<b>TRACT 1: BEING 6.08 ACRES IN THE SANTIAGO TOSCANO SURVEY, ABSTRACT 356</b>  OFF CR 1772 LINDEN, TX  <b>SEE ATTACHED MAP EXHIBIT "C"</b>	\$20,810.00	\$6,000.00	
14C364 5 <sup>TH</sup> DISTRICT COURT 1/17/2020	CASS COUNTY vs RUTH W RICHARDSON	0014885-0020070 AKA 0055324-0020070  PROPERTY ID 20070	<b>TRACT 1: BEING 2.5 ACRES, TRACT 14, N. H. MORRIS SURVEY, ABSTRACT 770</b>  OFF CR 795 BLOOMBURG, TX  <b>SEE ATTACHED MAP EXHIBIT "D"</b>	\$11,880.00	\$3,000.00	LANDLOCKED
16C281 5 <sup>TH</sup> DISTRICT COURT 2/16/2018	CASS COUNTY vs. L C HUGHES & PAULINE HUGHES	0055324-0011883  PROPERTY ID 11883	<b>TRACT 2: BEING A .870 ACRE TRACT , SOLOMON HINES SURVEY, ABSTRACT 521</b>  CR 1599 AVINGER, TX  <b>SEE ATTACHED MAP EXHIBIT "E"</b>	\$5,090.00	\$1,500.00	
16C281 5 <sup>TH</sup> DISTRICT COURT 2/16/2018	CASS COUNTY vs. L C HUGHES & PAULINE HUGHES	0055324-0004271  PROPERTY ID 4271	<b>TRACT 1: BEING A .860 ACRE TRACT , SOLOMON HINES SURVEY, ABSTRACT 521</b>  424 CR 1599 AVINGER, TX  <b>SEE ATTACHED MAP EXHIBIT "F"</b>	\$17,830.00	\$4,000.00	

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT  
<http://www.casscad.org/>