



220 WEST HOSPITAL,
 NACOGDOCHES, TX 75961
 PHONE: 936.560.4522
 FAX: 936.560.0642
 WWW.PBFCM.COM

STRUCK OFF TAX RESALE PROPERTY LIST

The Tax Resale list (also referred to as the Struck off List) represents only properties struck-off in Nacogdoches County. These are properties that did not sell at the Public Sheriff's Tax Sale Auction. Offers to purchase struck-off properties can be made through the Nacogdoches- Perdue Brandon Fielder Collins and Mott Law Office. An offer must be in writing using our Resale Form. Offers can be mailed or dropped off at the Nacogdoches Office.

Please refer all mail to: **PERDUE BRANDON FIELDER COLLINS & MOTT, LLP: 220 W. Hospital Street, Nacogdoches, TX 75961.** For all calls, please refer to contact person(s) in Nacogdoches office: **Maria Sutterfield, 936-560-4522.**

It is the responsibility of anyone making an offer on struck-off property to research the property. **PROPERTY IS SOLD "AS IS" AND "WITHOUT WARRANTY"**. An offer may be made on any parcel shown on the below struck-off list. The taxing units reserves the right to accept or reject any or all offers. **No title insurance or survey will be provided.**

Nacogdoches Central Appraisal District's Official Website for property information and mapping information is: WWW.NACOCAD.ORG

ORIGINAL OWNER: J.E DERRICK AND BEULAH PEARSON

PROPERTY: BEING LOT 30, OF THE ALLAN SEALE #1 SUBDIVISION, IN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY AS DESCRIBED IN SHERIFFS DEED, RECORD IN VOLUME 261, PAGE 486, ON INSTRUMENT FILED SEPTEMBER 21, 1956, IN NACOGDOCHES COUNTY, TEXAS, BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 32541 (LAND LOCKED PROPERTY/ NO HOUSE)

<u>SUIT NO:</u> 1956 CASE	<u>APPRAISED VALUE AT AUCTION:</u> \$1,380	<u>TAX SALE DATE:</u> August 13, 1956
<u>Parcel ID</u> 32541	<u>MINIMUM BID AT AUCTION:</u> Unknown	<u>STRUCK OFF TO:</u> Nacogdoches ISD

ORIGINAL OWNER: W.L. (WICK) LEWIS, DECEASED, ET AL (BID MUST BE OVER \$3,000)

PROPERTY: BEING 0.78 AC., MORE OR LESS, IN THE F. KELLETT SURVEY, NACOGDOCHES COUNTY, TEXAS, AS DESCRIBED IN VOL. 277, PAGE 71, DEED RECORDS OF NACOGDOCHES COUNTY, TEXAS; FURTHER DESCRIBED ON THE TAX ROLLS OF THE NACOGDOCHES COUNTY CENTRAL APPRAISAL DISTRICT UNDER PARCEL 21734. (LAND LOCKED PROPERTY/ NO HOUSE)

<u>SUIT NO:</u> C1632001	<u>APPRAISED VALUE AT AUCTION:</u> \$4,990.00	<u>TAX SALE DATE:</u> 8/7/2018
<u>Parcel ID</u> 21734	<u>MINIMUM BID AT AUCTION:</u> \$4,990.00	<u>STRUCK OFF TO:</u> GARRISON ISD

ORIGINAL OWNER: ROBERTA MALONE FORNEY NORRIS MCNEESE ESTATE, ET AL (BID MUST BE OVER \$3,000)

PROPERTY: BEING LOT 18-2, BLOCK 43 OUTLOT, IN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY AS DESCRIBED IN WARRANTY DEED, RECORD IN VOLUME 104, PAGE 547, ON INSTRUMENT FILED MAY 14, 1927, IN NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 23669 (NO HOUSE)

<u>SUIT NO:</u> C1934877	<u>APPRAISED VALUE AT AUCTION:</u> \$8,280.00	<u>TAX SALE DATE:</u> September 7, 2021
<u>Parcel ID</u> 23669	<u>MINIMUM BID AT AUCTION:</u> \$8,280.00	<u>STRUCK OFF TO:</u> Nacogdoches ISD

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ORIGINAL OWNER: MELROSE DEVELOPMENT COMPANY INC

PROPERTY: BEING LOT 48, and Lot 49 OF BOGGY CREEK COVE SUBDIVISION OF NACOGDOCHES COUNTY AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 527, PAGE 316, ON INSTRUMENT FILED JUNE 1, 1984, IN NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 15906 and 15907 (NO HOUSE)

SUIT NO: C1833679	APPRAISED VALUE AT AUCTION: \$8,290.00	TAX SALE DATE: MARCH 1, 2022
Parcel ID 15906 AND 15907	MINIMUM BID AT AUCTION: \$7,467.26	STRUCK OFF TO: ETOILE ISD

ORIGINAL OWNER: STANFORD TRADING COMPANY

PROPERTY: BEING 6.08 ACRES, AND PART OF LOT 3, BLOCK 68 OF THE ZENO COX AND BEN WILSON SUBDIVISION, PART OF THE I.G. PARKER SURVEY, ABSTRACT NUMBER 45, AS DESCRIBED IN AN UNRECORDED QUITCLAIM DEED FROM DENISE GRIECO KAY TO STANFORD TRADING COMPANY, AND WARRANTY DEED RECORDED IN VOLUME 484, PAGE 63, ON INSTRUMENT FILED FEBRUARY 22, 1983, IN NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF NACOGDOCHES COUNTY CENTRAL APPRAISAL DISTRICT UNDER ACCOUNT NUMBER (17-068-0003-000000). PARCEL 26510 (LAND LOCKED PROPERTY/ NO HOUSE)

SUIT NO: C1631734	APPRAISED VALUE AT AUCTION: \$10,070.00	TAX SALE DATE: MARCH 1, 2022
Parcel ID 26510	MINIMUM BID AT AUCTION: \$10,070.00	STRUCK OFF TO: Nacogdoches ISD

ORIGINAL OWNER: NORMA SHEARS

PROPERTY: BEING LOT 34 OF THE JAMES E. FORE SUBDIVISION, LOCATED IN SYLVESTER MORELAND SURVEY, NACOGDOCHES COUNTY, TEXAS; MORE PARTICULARLY DESCRIBED IN VOLUME 532, PAGE 487, REAL PROPERTY RECORDS OF NACOGDOCHES COUNTY, TEXAS. GEO (18-199-6100-034000)

SUIT NO: C1328993	APPRAISED VALUE AT AUCTION: \$2,760.00	TAX SALE DATE: SEPT. 3, 2019
Parcel ID 28659	MINIMUM BID AT AUCTION: \$2,760.00	STRUCK OFF TO: NACOGDOCHES ISD

ORIGINAL OWNER: DON E. KNIGHT, ET AL

PROPERTY: BEING LOT 176 OF THE GOLD MINE HOLLOW ADDITION, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 432, PAGE 905, ON INSTRUMENT FILED AUGUST 15, 1978, IN NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 17423

SUIT NO: C1834048	APPRAISED VALUE AT AUCTION: \$410.00	TAX SALE DATE: JUNE 7 TH , 2022
Parcel ID 17423	MINIMUM BID AT AUCTION: \$410.00	STRUCK OFF TO: CUSHING ISD

ORIGINAL OWNER: E.C. STRAHAN ESTATE

PROPERTY: BEING LOT 9 IN TRACT 1, A SUBDIVISION OF THE P.D. FORE ESTATE, LOCATED IN THE HENRY GOUGH SURVEY; MORE FULLY DESCRIBED IN VOLUME 384, PAGE 201 AND VOLUME 384, PAGE 978, DEED RECORDS OF NACOGDOCHES COUNTY, TEXAS. GEO (18-205-4800-009010)

SUIT NO: C1228664	APPRAISED VALUE AT AUCTION: \$8,280.00	TAX SALE DATE: September 6, 2022
Parcel ID 28772	MINIMUM BID AT AUCTION: \$8,280.00	STRUCK OFF TO: Nacogdoches ISD

ORIGINAL OWNER: JUDITH ANN OWENS PIERSON AKA JUDY PIERSON, ET AL

PROPERTY: BEING LOT 2 BLOCK 48 OF STONE SUBDIVISION, IN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY AS DESCRIBED IN GIFT DEED, RECORD IN VOLUME 890, PAGE 528, ON INSTRUMENT FILED AUGUST 5, 1994, IN NACOGDOCHES COUNTY, TEXAS, BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 32747

SUIT NO: C2237446	APPRAISED VALUE AT AUCTION: \$14,780.00	TAX SALE DATE: September 6, 2022
Parcel ID 32747	MINIMUM BID AT AUCTION: \$13,001.86	STRUCK OFF TO: Nacogdoches ISD

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, LLP 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 PERDUE BRANDON FIELDER COLLINS & MOTT, LLP.

INFORMATION ON HOW TO MAKE A BID

- **The Tax Resale list (also referred to as the Struck-off list) represents only properties struck-off in Nacogdoches County.
- ** These are properties that DID NOT SELL at the public Sheriff’s Auction-Tax Foreclosure Sale
- ** 30 day waiting period ONLY for newly auctioned property.
- ** Look at auction date to see if 30-day rule applies
- ** RESEARCH and SATISFY yourself on property --the location, condition, structures, & the ground prior to bidding
- ** Bid Offers to purchase struck-off properties can be made through the PBFCM office in NACOGDOCHES COUNTY.
- ** An offer must be in writing, ONLY using the PBFCM – NACOGDOCHES CO. TAX RESALE OFFER BID FORM.
- ** Bid Offers can be mailed or dropped off in a sealed envelope, at the PBFCM Nacogdoches Office
- ** PLEASE SEE WEBSITE FOR ALL Q & A -- <http://pbfc.com/taxforeclosuresalefaq.html>

WHAT DO I SUBMIT?

1. **Fill out the Resale Offer Bid Form and submit in sealed envelope**
2. **Attach a Check or Money Order for Bid Amount** (all checks will be deposited into escrow)
3. **Submit the bid to the PBFCM – Nacogdoches County Office**

Properties that did not sell at the SHERIFF’S AUCTION-TAX FORECLOSURE SALE, will then be placed on the Struck-Off Tax Resale List. Bids for recently auctioned property will open the day AFTER the SHERIFF’S AUCTION-TAX FORECLOSURE SALE. Those properties will use the following guidelines, in addition to all other STRUCK-OFF TAX RESALE RULES.

- 1. 30 DAY WAITING PERIODS ONLY APPLY AFTER THE RECENT AUCTION OF THE PROPERTY**
(Day 1 being considered the day of the Sheriff’s Tax Sale Auction)
- 2. ALL BIDS MUST BE SEALED**
- 3. All SEALED Bids will be opened the FIRST TUESDAY after the 30 days have been completed --for newly auctioned property ONLY.** (Note: in the event day 29 is a Wednesday, they will be opened & processed the Following Tuesday.)
- 4. Multiple bids for recent auctioned property will be opened by both- PBFCM Law firm employee & NCCAD employee.**
- 5. The Highest Bidder will be sent out for approval to the taxing units.**

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TAX RESALE OFFER BID FORM

The taxing units in Nacogdoches County reserve the right to accept or reject any or all offers. No title insurance or survey will be provided. It is the responsibility of anyone making an offer on struck-off property to research the property. **PROPERTY IS SOLD "AS IS", "WHERE IS", AND "WITHOUT WARRANTY"**

<u>Property ID Number & SUIT #</u>	<u>Amount of Offer</u>	<u>Appraised Value</u>
PARCEL #: SUIT#	\$	\$

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Code. I further understand that I will become immediately responsible for post-judgment taxes if I am the successful bidder on the property. I agree to indemnify the appraisal district and its agent and its attorney from any action or damages arising from the purchase of the property and agree to submit any dispute to the American Arbitration Association for resolution.

(1) **IT IS NECESSARY THAT THE BIDDERS SATISFY THEMSELVES CONCERNING THE LOCATION OF THE PROPERTY ON THE GROUND PRIOR TO THE BID. ** (2) **NOTE AN OFFER WILL NOT BE CONSIDERED IF A CHECK FOR THE BID AMOUNT IS NOT ENCLOSED WITH THE OFFER FORM. **

 Bidder's Name (Typed or Printed)
 (name displayed on deed)

 Bidder's Signature

 Bidder's Address
 (this address will appear on the deed; this address will receive the deed & new tax bill for the upcoming tax year)

 Bidder's Telephone

 City, State, Postal Code

 Date

COMMENTS OR QUESTIONS:

CK # OR Money Order#: _____