

**DELINQUENT TAX SALE - THE COUNTY OF CHEROKEE, TEXAS AND CHEROKEE CENTRAL APPRAISAL DISTRICT, CHEROKEE COUNTY,
TEXAS**

July 2, 2024 at 10:00AM

at public auction on an online platform @www.mvbataxsales.com

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. **Prior to the beginning of the tax sale**, a person intending to bid must register as a bidder on this online bidding platform. A person or business entity wishing to bid on a property listed for sale must be AN APPROVED REGISTERED BIDDER. To become an APPROVED REGISTERED BIDDER, the person must provide a digital copy of a government issued ID. Example: Driver's License or Passport. A business entity must provide documents electronically designating the authority to bid on behalf of the company (Articles of Incorporation, list of officers/partners or authorizing resolution). This information is used to verify the REGISTERED BIDDER'S legal name and/or authority to be used when filing any deed. This information can be uploaded during the REGISTRATION PROCESS. When filling out the bidder registration – the "Name of Grantee" field must be filled in properly. This information is what will be noted as the Grantee on the Deed.
2. The property will be sold at online auction and will be sold to the highest bidder, based on online bids. Each successful bidder must provide payment in full for the amount of the successful bid price by one of the following: **IN PERSON** at MVBA Law Firm *Longview office (4001 Technology Center, Suite 402)* or **OVERNIGHT DELIVERY** to MVBA Law Firm, 4001 Technology Center, Suite 402, Longview, Texas 75605 OR **WIRE TRANSFER** - Please contact Barre @ (903) 757-5757 for wire transfer instructions. Make Cashier's Check or Money order payable to MVBA Law Firm, Trustee. Failure to make payment by 4:00 pm the next business day after the sale will result in a penalty as outlined in the online bidding disclaimer.
3. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
4. The sale shall begin at 10:00 am and will close at 4:00 pm central time. Properties may be removed from the online auction at any time prior to the start of the sale at 10:00 a.m., by the officer conducting the sale.
5. The amount of the opening bid is set out beside each tract. The bidding must start at that figure or higher, and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
6. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
7. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property, property appraised as agricultural land and mineral interests. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
8. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
9. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
10. 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.
11. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Cherokee County Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer (Section 34.015, Texas Tax Code).

If you have any questions, you may contact our office in Longview at (903) 757-5757.

PROPERTIES TO BE SOLD ON JULY 2, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	2006100682	The County of Cherokee, Texas v Eldridge Moak, Individually and as Trustee	TRACT 1: 25.455 acres, more or less, out of Abstract 40 of the J. Pineda Survey and described by the Cherokee County Appraisal District as Tracts 7 and 14, Block 1782, Cherokee County, Texas (Volume 1672, Page 706 of the Deed Records, Cherokee County, Texas) Account #105307000 Judgment Through Tax Year: 2023	\$29,374.09
2			TRACT 2: 97.081 Acres, more or less, out of the J. Pineda Survey, Abstract 40, Cherokee County, Texas (First Tract, Volume 2409, Page 193, Official Records, Cherokee County, Texas) Account #105849000 Judgment Through Tax Year: 2023	\$8,620.76
3			TRACT 3: 27.558 Acres, more or less, out of the J. Pineda Survey, Abstract 40, Cherokee County, Texas (Second Tract, Volume 2409, Page 193, Official Records, Cherokee County, Texas) Account #105847000 Judgment Through Tax Year: 2023	\$6,797.92
4			TRACT 4: 5.000 Acres, more or less, out of the J. Pineda Survey, Abstract 40, Cherokee County, Texas (Third Tract, Volume 2409, Page 193, Official Records, Cherokee County, Texas) Account #106177000 Judgment Through Tax Year: 2023	\$6,617.13
5	2007050391	County of Cherokee v Unknown Heirs of Marvice E. Nelson AKA Marvice Nelson, et al	1.0 Acres, more or less, out of Abstract 272 of the R. Franklin Survey, Cherokee County, Texas (Volume 637, Page 582, Deed Records, Cherokee County, Texas) Account #112064000 Judgment Through Tax Year: 2022	\$17,030.13
6	2009070550	Jacksonville Independent School District v C.A. Lawler	Being Lot 12, Block 2, Lane's Addition, Cherokee County, in the town of Jacksonville, Texas (Volume 127, Page 572 of the Deed records of Cherokee County) Account #103119 Judgment Through Tax Year: 2023	\$1,210.00
7	2012030255	County of Cherokee v Deborah Hinton et al	1.00 Acres, more or less, out of Abstract 31 of the B.C. Lewis Survey, described by the Cherokee County Appraisal District, as Block 2008, Tract 2-B, Cherokee County, Texas (Volume 1310, Page 230, Official Records, Cherokee County, Texas) Account #104096030 Judgment Through Tax Year: 2023	\$5,443.93
8	2012030260	County of Cherokee v Carolyn Mosley	Lot 13 and Lot 14, Block 6, Lincoln Park Addition, to the City of Jacksonville, Cherokee County, Texas (Volume 1222, Page 507, Official Records, Cherokee County, Texas) Account #22518000 Judgment Through Tax Year: 2022	\$6,528.70
9	2015100707	The County of Cherokee, Texas v Earnest Dennis, et al	31.46 acres, more or less, out of Abstract 786 of the J Shoemaker Survey, Cherokee County, Texas (Volume 988, Page 613 of the Deed Records, Cherokee County, Texas) Account #117895010/117901000/117902000 Judgment Through Tax Year: 2023	\$17,031.24
10	2016060395	The County of Cherokee, Texas v Charles Montgomery et al	TRACT 1: A Manufactured Home Only, Label #RAD1162213/14, Serial #CHVM109925615318A/B, located on Block 632, Tract 2-1, out of Abstract 15 of the J Durst Survey, Cherokee County, Texas Account #97449 Judgment Through Tax Year: 2023	\$12,739.75
11	2016060395	The County of Cherokee, Texas v Charles Montgomery et al	TRACT 2: 1.600 Acres, more or less, out of Abstract 15 of the J Durst Survey, Cherokee County, Texas (Volume 673, Page 650, Deed Records, Cherokee County, Texas) Account #102161000 Judgment Through Tax Year: 2023	\$3,200.03
12	2016060395	The County of Cherokee, Texas v Charles Montgomery et al	TRACT 3: 2.500 Acres, more or less, out of Abstract 15 of the J Durst Survey, Cherokee County, Texas (Volume 1264, Page 463, Deed Records, Cherokee County, Texas) Account #102163000 Judgment Through Tax Year: 2023	\$3,530.60
13	2017110746	The County of Cherokee, Texas v Virginia Neeley, et al	4.00 acres, more or less, out of Abstract 52 of the F J Vallanova Survey, Cherokee County, Texas (said tract being described by metes & bounds as the save & except tract referenced in volume 662, page 127) (Block 1, Volume 205, Page 401, Save & Except that property described in Volume 205, Page 400, Deed Records, Cherokee County, Texas) Account #108763000 Judgment Through Tax Year: 2023	\$16,276.85
14	2018110890	The County of Cherokee, Texas v Bessie E. Coleman, et al	0.390 Acre, more or less, out of Abstract 31 of the B. C. Lewis Survey, Cherokee County, Texas (Volume 453, Page 118, Deed Records, Cherokee County, Texas) Account #104009010 Judgment Through Tax Year: 2023	\$3,770.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	2020060200	The County of Cherokee, Texas v Bryan W. Wilson et al	A 1998 Manufactured Home, The Dream, Label #HWC0270877/78, Serial #CW2005473TXA/B, located in Cherokee County, Texas Account #127187 Judgment Through Tax Year: 2021	\$9,191.87
16	2023020063	The County of Cherokee, Texas v John Rhodes et al	5.000 Acres, more or less, out of the K. Odom Survey, Abstract 39, Cherokee County, Texas (Volume 2658, Page 129, Deed Records, Cherokee County, Texas) Account #105221000 Judgment Through Tax Year: 2022	\$7,121.88
17	2023040135	The County of Cherokee, Texas v Kathryn Lee et al	0.1290 Acre, more or less, out of the H. Myers League, Abstract 38, Cherokee County, Texas (Volume 773, Page 182, Deed Records, Cherokee County, Texas) Account #105180000 Judgment Through Tax Year: 2022	\$4,700.19
18	2023040154	The County of Cherokee, Texas v Eva Tunstall	TRACT 1: 2.00 Acres, more or less, out of the S. Bottoms Survey, Abstract No 109, Cherokee County, Texas (Tract One, Volume 2728, Page 339, Deed Records, Cherokee County, Texas) Account #110254000 Judgment Through Tax Year: 2022 TRACT 2: 1.00 Acre, more or less, out of the S. Bottoms Survey, Abstract No 109, Cherokee County, Texas (Tract Two, Volume 2728, Page 339, Deed Records, Cherokee County, Texas) Account #110255000 Judgment Through Tax Year: 2022	\$3,316.17
19	2023040158	The County of Cherokee, Texas v Ricky King et al	1.000 Acre, more or less, out of the J. Killion Survey, Abstract No 482, Tract 3A, Block 1963, Cherokee County, Texas (Volume 2466, Page 218, Deed Records, Cherokee County, Texas) Account #114255000 Judgment Through Tax Year: 2023	\$6,828.49
20	2023050192	The County of Cherokee, Texas v J. Patrick Kennedy et al	TRACT 1: 1.00 Acre, more or less, out of the J. Mills Survey, Abstract 557, Deed Records, Cherokee County, Texas (Tract 1, Volume 1935, Page 235, Deed Records, Cherokee County, Texas) Account #115423000 Judgment Through Tax Year: 2022 TRACT 2: 1.00 Acre, more or less, out of the J. Mills Survey, Abstract 557, Deed Records, Cherokee County, Texas (Tract 2, Volume 1935, Page 235, Deed Records, Cherokee County, Texas) Account #102540 Judgment Through Tax Year: 2022 TRACT 3: 1.00 Acre, more or less, out of the J. Mills Survey, Abstract 557, Deed Records, Cherokee County, Texas (Tract 3, Volume 1935, Page 235, Deed Records, Cherokee County, Texas) Account #102559 Judgment Through Tax Year: 2022	\$1,968.09
21			TRACT 4: 23.10 Acres, more or less, out of the J. Mills Survey, Abstract 557, Deed Records, Cherokee County, Texas (Tract 4, Volume 1935, Page 177, Deed Records, Cherokee County, Texas) Account #102565 Judgment Through Tax Year: 2022 TRACT 5: A Manufactured Home Only, 2010, 32' X 82', Deming Manufactured Homes, LLC, Solitaire, Label #NMX001579/80, Serial #DM13706NBF, Cherokee County, Texas Account #11388 Judgment Through Tax Year: 2022	\$13,610.46
22			TRACT 1: 6.00 Acres, more or less, out of the W. R. Tillman Survey, Abstract 83, Cherokee County, Texas (First Tract, Volume 2583, Page 674, Deed Records, Cherokee County, Texas) Account #118679000 Judgment Through Tax Year: 2023 TRACT 2: 1366, 14 x 60 Mobile Home Only, Label # DLS0041665, Serial # 723S1474, Cherokee County, Texas Account #118679022 Judgment Through Tax Year: 2023	\$1,577.69
23	2023100390	The County of Cherokee, Texas v Ricky Dean Sustaire	TRACT 3: 7.899 Acres, more or less, out of the S. M. George Survey, Abstract 1000, Cherokee County, Texas (Tract 3, Volume 2583, Page 674, Deed Records, Cherokee County, Texas) Account #120191000 Judgment Through Tax Year: 2023 TRACT 4: 28.62 Acres, more or less, out of the W. R. Tillman Survey, Cherokee County, Texas (Tract 2, Volume 2583, Page 674, Deed Records, Cherokee County, Texas) Account #98536299083500 Judgment Through Tax Year: 2023	\$5,698.52
24				\$2,701.89
25	2023100394	The County of Cherokee, Texas v Jose Ignacio Gonzalez et al	2.420 Acres, more or less, out of the J. Pineda Survey, Abstract 40, Cherokee County, Texas (Volume 2368, Page 290, Deed Records, Cherokee County, Texas) Account #106030000 Judgment Through Tax Year: 2023	\$10,401.55