

NOTICE OF TAX RESALE

(Properties previously struck off to JACKSON COUNTY)
(See note below)

Sheriff A. J. "Andy" Louderback

Pursuant to a resolution of its governing body under Section 34.05(c), Property Tax Code, Jackson County has requested a public re-sale by my office of certain properties previously foreclosed and bid off to the taxing units in the suits described below. Therefore, I will on May 4, 2021, at 115 West Main Street at the Courthouse of the said County, in the City of Edna, Texas 77957, between the hours of 10:00 A.M. and 4:00 P.M. on said day, beginning at 10:00 A.M., proceed to sell to the highest bidder, and in the manner provided by Section 34.05(d), Property Tax Code, all of the right, title and interest of the taxing units, acquired through each of the suits listed below, in and to the following described real estate being situated in Jackson County, Texas, to wit:

Note: Jackson County is the taxing unit to which the property was struck off to in trust.

Sheriff A. J. "Andy" Louderback, By: _____ Date _____

Sale #	Cause # Judgment Date Struck-Off On	Account Number	Style of Case	Legal Description	Adjudged Value (See note below)	Estimated Minimum Bid (See note below)
1	TAX8555 09/28/20 02/02/21	R16250	JACKSON COUNTY, ET AL VS. GUADALUPE QUIJADA AKA LUPE QUIJADA, ET AL	Lot 411 of Francitas Lands, also known as Francitas Farms, a subdivision in Jackson County, Texas according to the map or plat thereof recorded in Volume 1, Page 12 of the Plat Records of Jackson County, Texas.	\$35,000.00	\$4,100.00
2	TAX8605 06/23/20 10/06/20	R26053	JACKSON COUNTY, ET AL VS. UNKNOWN HEIRS TO THE ESTATE OF KATIE CHINN BOYD, DECEASED, ET AL	A tract or parcel of land containing 0.671 acres, more or less, located in the Sylvanus Hatch Survey, Abstract 27, in Jackson County, Texas; being more particularly described by metes and bounds in a deed from Rose Marie Beyer to Glenn Whitley dated July 28, 2003 and recorded in Volume 224, Page 364 in the Official Public Records of Real Property of Jackson County, Texas; save and except a tract or parcel containing 0.2753 acres, more or less, described by metes and bounds in a deed recorded in Volume 29, Page 234 in the Official Public Records of Real Property of Jackson County, Texas; leaving herein a residue of 0.3957 acres, more or less.	\$38,060.00	\$8,000.00

Sale #	Cause # Judgment Date Struck-Off On	Account Number	Style of Case	Legal Description	Adjudged Value (See note below)	Estimated Minimum Bid (See note below)
3	TAX8638 11/26/19 03/03/20	R11995	JACKSON COUNTY, ET AL VS. UNKNOWN HEIRS TO THE ESTATE OF, JESSE CARLTON FARQUHAR A/K/A JESS C. FARQUHAR (IN REM ONLY), ET AL	A 25 percent undivided interest in and to 26.5 acres, more or less, out of Lots 4, 5, 6, 7 and 8 of Brookside Addition to the Town of Edna, a subdivision in Jackson County, Texas according to the map or plat thereof recorded in Volume 8, Page 562 of the Deed Records of Jackson County, Texas; save and except 8.74 acres, more or less, heretofore sold and conveyed from said 26.5 acre tract of land by deeds recorded in the Deed Records of Jackson County, Texas; leaving herein a tract or parcel of land containing 17.76 acres, more or less; and being that same property identified on the plaintiff's tax rolls as Account No. R11994.	\$23,920.00	\$2,500.00
4	TAX8671 09/28/20 02/02/21	R18923	JACKSON COUNTY, ET AL VS. KASHMERE HOMES, INC.	Lot 13 in Block 8 of Harlem Addition, a subdivision in Jackson County, Texas according to the map recorded in Volume 2, Page 75 of the Plat Records of Jackson County, Texas and as set out on Slide No. 52/A of the Plat Records of Jackson County, Texas.	\$6,650.00	\$1,200.00
5	TAX7604 09/05/07 02/05/08	R38977	JACKSON COUNTY, ET AL VS. ANNIE MAE BROWN	VANDERBILT BLOCK 16 LOT 3 ACRES .16, Volume 2, Page 17 of the Map Records of Jackson County, Texas.	\$4,130.00	\$1,100.00

Notes:

All sales are without warranty, expressed or implied. Specifically, there is no warranty as to title or physical condition (including the condition or existence of any improvements). The sales are subject to any rights of redemption as provided by law.

All volume and page references in the legal description refer to the records of the County Clerk of Jackson County. All prospective bidders should make their own investigation of the title held by the taxing entities and the value of the property. Prospective bidders are encouraged to consult their attorney. Prospective bidders should not rely on the "Adjudged Value" as representing the actual value of the property or any information regarding the property contained in the records of the Jackson County Appraisal District .

Payment must be made in cashiers check, money order or bank wire transfer. All sales are final.

All Sales subject to cancellation without prior notice.

THE PROPERTY MAY BE SUBJECT TO CLAIMS BY THE TAXING ENTITIES FOR POST-JUDGMENT TAXES. TAX SALE PURCHASERS ARE ENCOURAGED TO CHECK WITH THE TAXING ENTITIES FOR OTHER TAXES THAT MAY BE DUE ON PROPERTY.