

# PB | PERDUE BRANDON

ATTORNEYS AT LAW

**CASS COUNTY SALES FOR FEBRUARY 4, 2020**  
**LOCATION: North side steps of the Cass County Courthouse in Linden, Texas**  
**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) If you have any questions please call (903) 597-7664 and ask for John Savage, e-mail [jsavage@pbfc.com](mailto:jsavage@pbfc.com).

**~~HIGHLIGHTED HAVE BEEN PULLED~~**

Cause No:	Style of Case:	Legal Description: Property Address (Per Cass CAD):	Adjudged Value:	Estimated Minimum Bid:	Account #	Notes
12-C-307 5TH DISTRICT COURT 13-Sep-19	CASS COUNTY vs. LANNIE BROWN, SR.	<b>TRACT 1:</b> BEING 3.441 ACRES, TRACT 22-D, PART OF THE I. DAVIS SURVEY, ABSTRACT 296  ADDRESS UNKNOWN	\$14,730.00	\$6,278.09	0036568-0042863  PROPERTY ID 42863	CASS COUNTY, HUGHES SPRINGS ISD
13-C-556 5TH DISTRICT COURT 13-Sep-19	CASS COUNTY vs. BERNARD ZAMETRA CHANNEL & ETAL	<b>TRACT 1:</b> Being a .166 acre, tract 20 in the J Richie Survey, Abstract 877, Section C  406 WHITE ST ATLANTA, TX 75551	\$1,450.00	\$1,450.00	0723650-0004198  PROPERTY ID 4198	CASS COUNTY, CITY OF ATLANTA, ATLANTA ISD

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13-C-557 5TH DISTRICT COURT 13-Sep-19	CASS COUNTY vs. CHRISTENE CHANNEL	<b>TRACT 1:</b> Being a .226 acre, tract 17 in the J Richee Survey, Abstract 877  414 WHITE ST ATLANTA, TX 75551	\$2,950.00	\$2,950.00	0020299-0035602  PROPERTY ID 35602	CASS COUNTY, CITY OF ATLANTA, ATLANTA ISD
14C253 5TH DISTRICT COURT 13-Sep-19	CASS COUNTY vs. ALLENE TURNER	<b>TRACT 1:</b> Being 6.08 acres, tract 5-D in the Santiago Toscano Survey, Abst 356  LINDEN, TX 75563	\$20,810.00	\$9,052.63	0721930-0034547  PROPERTY ID 34547	CASS COUNTY, LINDEN – KILDARE CISD
14C325 5TH DISTRICT COURT 13-Sep-19	CASS COUNTY vs. PATRICK LAMAR RICHARDSON	<b>TRACT 1:</b> BEING .139 ACRES, TRACT 219, PART OF THE J. RICHEE SURVEY, ABSTRACT 877 SECTION C  309 N WEST ST ATLANTA, TX 75551	\$1,820.00	\$1,820.00	0046387-0005276  PROPERTY ID 5276	CASS COUNTY, CITY OF ATLANTA, ATLANTA ISD
15C260 5TH DISTRICT COURT 13-Sep-19	CASS COUNTY vs. VADA WARD	<b>TRACT 1:</b> Being a 0.172 acre lot in the B T Washington, Blk 3, Lot 2  508 WADE ST ATLANTA, TX 75551	\$2,850.00	\$2,850.00	0018466-0024930  PROPERTY ID 24930	CASS COUNTY, CITY OF ATLANTA, ATLANTA ISD
15C262 5TH DISTRICT COURT 13-Sep-19	CASS COUNTY vs. JOE W CASTEEL, ET AL	<b>TRACT 1:</b> Being 1.0 acre, tract 10-A, a part of the R. F. Gideon Survey, Abst 395  206 COUNTY ROAD 2481 MARIETTA, TX 75566	\$18,820.00	\$6,256.57	0025828-0035041  PROPERTY ID 35041	CASS COUNTY, ATLANTA ISD
15C684 5TH DISTRICT COURT 13-Sep-19	CASS COUNTY vs. ETHERINE DEAN MITCHELL, ETAL	<b>TRACT 1:</b> Being 15.35 acres in the Sampson Cuthberth Survey, Abst 210, Tract 11-B  PAUL PEWITT CISD	\$14,725.00	\$5,170.73	0722714-0051783  PROPERTY ID 51783	<b>PULLED</b>

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18C456 5 <sup>TH</sup> DISTRICT COURT 13-Sep-19	CASS COUNTY vs. CHARLES BETTS AND ROSE BETTS	<b>TRACT 1:</b> Being 1.075 acres of land, more or less, tract 1-A in the McKinney and Williams Survey, Abstract 784  59 BETTS LN/ N FM 161 HUGHES SPRINGS, TX 75656	\$119,300.00	\$5,441.63	0727185-0033761  PROPERTY ID 33761	CASS COUNTY, HUGHES SPRINGS ISD

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