



**PERDUE BRANDON
FIELDER COLLINS & MOTT LLP**
ATTORNEYS AT LAW

The resale list represents only properties struck-off to Apple Springs ISD, Centerville ISD, Groveton ISD, or Trinity ISD as lead Plaintiff. These are properties that did not sell at a public auction. Offers to purchase struck-off properties can be made through our office. An offer must be in writing and submitted by mail.

***A CURRENT LIST OF ALL PROPERTIES AVAILABLE FOR RESALE CAN BE VIEWED AT THE TRINITY COUNTY APPRAISAL DISTRICT AND WWW.PBFCM.COM. ALL BIDS MUST BE SUBMITTED USING THE FORM FOLLOWING THIS DISCLAIMER AND MUST BE IN OUR OFFICE ON OR BEFORE 4:00PM MAY 7TH, 2018. ***

Please refer all mail to: Perdue, Brandon, Fielder, Collins & Mott, P.O. Box 2007, Tyler, TX 75710 or 305 S. Broadway Ave., Tyler, TX 75702 (TRINITY TAX SALE MUST BE ON THE FRONT OF THE ENVELOPE). For all calls, please refer to contact person in Tyler office: Ms. Taylor Lewis, Legal Assistant 903-597-7664, ext. 3202

**Please be sure to fill out the Resale Offer Form below and include the following information in your offer:

1. Name, address and telephone number

2. Property Tax Account No.

3. Amount offered

****You will need to enclose a deposit of \$25.00 per property you intend to bid on. ****

It is the responsibility of anyone making an offer on struck-off property to research the property and make a knowing and intelligent bid.

PROPERTY IS SOLD “AS IS”, AND “WITHOUT WARRANTY”

An offer may be made on any parcel shown on the struck-off list. The taxing units in Trinity County reserve the right to accept or reject any or all offers. No title insurance, hazard insurance, or survey will be provided.

Bidder is aware that in the event that offer is approved, notification will be sent to address provided on offer. Bidder then has 14 days to send in the full remaining bid amount (i.e. \$500.00 Bid - \$25.00 Deposit = \$475.00) for the offer, **ALONG WITH AN ADDITIONAL \$34.00 DEED RECORDING FEE by personal check, cashier's check or money order. If the funds are not received within that time frame, the tax office will deem your offer voided. **DEPOSITS FOR VOIDED BIDS WILL BE NON-REFUNDABLE.** **

IF YOUR BID IS NOT ACCEPTED YOUR DEPOSIT WILL BE FULLY REFUNDED.

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, L.L.P. (“PBFCM”) 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 PBFCM.

Trust Property Resale Offer Form

An offer may be made on any parcel shown on the Trust Property List. Enter the amount of the offer for each parcel. The taxing units in Trinity County reserve the right to accept or reject any or all offers. No title insurance, hazard insurance, or survey will be provided.

PROPERTY IS SOLD “AS IS”, “WHERE IS”, AND “WITHOUT WARRANTY”

<u>Property ID Number</u>	<u>Amount of Offer</u>	<u>Judgment Value</u>

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 further understand that post-judgment taxes on the property, the subject of this bid, amount to \$_____ as of _____ for Trinity County Appraisal District and Trinity County Tax Office and also understand that such taxes increase each month and additional post-judgment taxes may be due to other tax entities as well. 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. ****Bidder is aware that in the event that offer is approved, notification will be sent to address provided on offer. Bidder then has 14 days to send in the full remaining bid amount (i.e. \$500.00 Bid - \$25.00 Deposit = \$475.00) for the offer by personal check, cashier’s check or money order. If the funds are not received within that time frame, the tax office will deem your offer voided. DEPOSITS FOR VOIDED BIDS WILL BE NON-REFUNDABLE. ****

**It is necessary that the bidders satisfy themselves concerning the location of the property on the ground prior to the bid. **

Bidder’s Name
 (Typed or Printed)

Bidder’s Address
Bidder’s Telephone (address wanted on deed)

City, State, Zip Code

Bidder’s Signature (name wanted on deed) & Date