

**TRINITY COUNTY SALES FOR SEPTEMBER 1, 2015**  
**SCHEDULED FOR 10:00AM**  
**Tax Sales Information\***

- 1) Tax foreclosure sales are conducted by the Sheriff or a 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. on the courthouse steps at a place designated by the commissioners' 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", "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) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) For questions regarding the Sheriff's sale listed below, please **contact Cindy Russell in Tyler office at 903-597-7664**

Cause No.	Legal Description/Address (if available)	Estimated Minimum Bid	Notes
Cause No. 5160 Trinity/Groveton Consolidated Tax Office and Trinity County vs. Mary A. Cowart, aka Mary Alice Roberson	TR. 1: LOT 78, SECTION 1, JUNGLE VILLAGE SUBDIVISION, TRINITY/GROVETON CONSOLIDATED TAX OFFICE AND TRINITY COUNTY PID #15384  TR. 2: LOT 77, SECTION 1, JUNGLE VILLAGE SUBDIVISION, TRINITY/GROVETON CONSOLIDATED TAX OFFICE AND TRINITY COUNTY PID #15385	\$1,261.56  \$1,666.22	Trinity Memorial Hospital District  Trinity County  Trinity ISD

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