STATE OF TEXAS

COUNTY OF FREESTONE

RESOLUTION REQUESTING A PUBLIC SALE AT A DELINQUENT TAX SALE OF PROPERTY ACQUIRED BY THE COUNTY OF FREESTONE, TEXAS

WHEREAS, the following described properties were offered for sale by the Sheriff of Freestone County, Texas at public auctions pursuant to judgments of foreclosure for delinquent taxes by the District Courts of Freestone County; and

WHEREAS, the following described properties did not receive sufficient bids as set by law and were struck off to The County of Freestone, Texas, Trustee, for the use and benefit of itself and the other taxing units which levied taxes on the properties, pursuant to Section 34.01 (j) Texas Tax Code; and

WHEREAS, TEX. TAX CODE § 34.05 (c) and (d) provides that a taxing unit may request that the Sheriff sell properties at a public sale to the highest bidder with no minimum bid required,

THEREFORE, BE IT HEREBY RESOLVED that The County of Freestone, Texas does hereby request the Sheriff of Freestone County, Texas to conduct a public sale in the manner prescribed by the Texas Rules of Civil Procedure and § 34.05 (c) and (d) of the Texas Tax Code and sell the following described properties to the highest bidder for cash, for each property.

Property to be sold:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #
1	14-326A	The County of Freestone, Texas v Charles R. Simmons et al	1.00 Acre, more or less, out of Abstract 32, of the S. Sanchez Survey, Freestone County, Texas (Volume 277, Page 57, Freestone County, Texas) Account #00032-00041-00000-000000 Bid in Trust 10/2/2018 Judgment Through Tax Year: 2017
2	CV12024	The County of Freestone, Texas v A. Michael Mayes et al	7.51 acres of land, more or less, out of A. McMillian Survey, Abstract 456, Freestone County, Texas (Volume 764, Page 140 of the Deed Records, Freestone County, Texas) Account #00456-00039-04000-000000 Bid in Trust 10/7/2025 Judgment Through Tax Year: 2023
3	CV15110	The County of Freestone, Texas v Eddie Spivey et al	1.25 Acres, more or less, out of Abstract 583, of the John Sanford Survey, Freestone County, Texas (Volume 602, Page 461, Tract V, Freestone County, Texas) Account #00583-00030-00000-000000 Bid in Trust 4/7/2026 Judgment Through Tax Year: 2024
4	CV19283	The County of Freestone, Texas v John Riley Brown Estate	18.90 acres of land, more or less, out of the T.S. Drenman Survey, Abstract 199, Freestone County, Texas and being assessed as 18.30 acres of land, more or less, Freestone County, Texas and being described as Lot 4, allotted to John Brown, under Cause #2719-B, styled Mary Frances Brown Sanders Et Al Vs John Brown Et Al, 87th Judicial District of Texas. (Recorded in Volume 3, page 342 of the District Court Records, Freestone County, Texas) Account #10792000001-CO/00199-00002-00000-000000-ISD Bid in Trust 10/7/2025 Judgment Through Tax Year: 2023
5	CV23318	The County of Freestone, Texas v Darla Jean Adams	House only, located on Lot 13, Gate 3, Teague Hunting and Fishing Club, Freestone County, Texas (Volume 701, Page 684, Deed Records, Freestone County, Texas) Account #2080000001 Bid in Trust 10/7/2025 Judgment Through Tax Year: 2024
6	CV24040	The County of Freestone, Texas v Arthur L. Busby, Sr., et al	Part of Lots 4 and 5, Division 9, City of Wortham, Freestone County, Texas (Volume 456, Page 528, Deed Records, Freestone County, Texas) Account #25037000001 Bid in Trust 10/7/2025 Judgment Through Tax Year: 2024
7	CV25085	The County of Freestone, Texas v Bertha Walker, et al	Part of Lot 2, Division 10, Original Townsite City of Wortham, Freestone County, Texas (Volume 152, Page 2, Deed Records, Freestone County, Texas) Account #25052000001 Bid in Trust 4/7/2026 Judgment Through Tax Year: 2024
8	CV25086	The County of Freestone, Texas v Gertrude Johnson et al	1.00 Acre, more or less, out of the J. C. Freeman Survey, Abstract 748, Freestone County, Texas (Volume 201, Page 582, Deed Records, Freestone County, Texas) Account #22565000001 Bid in Trust 4/7/2026 Judgment Through Tax Year: 2024

BE IT FURTHER RESOLVED that the Sheriff of Freestone County, Texas, is authorized to execute any deed necessary to convey the property sold pursuant to this Resolution.

THIS RESOLUTION WAS ADOPTED this 3rd day of June, 2026, by the Commissioners Court of Freestone County, Texas.

County Judge

Attested: County Clerk

COMMISSIONERS COURT FREESTONE COUNTY, TEXAS

FILED FOR RECORD
At 9 ,o'clock A M

JUN 03 2026

RENEE GREGORY
Clerk County Court, Freestone County, Texas
By

SUPPORT FOR RESOLUTION APPROVING

Meeting Date: June 3, 2026

Subject: Consideration of Over-the-Counter Offer to Purchase Tax-Foreclosed Property Held in Trust Pursuant to Texas Tax Code Section 34.05

Property Summary

Account Number	7356
Property Location	FCR 300 Oakwood Texas
Current Market Value	$17,794
Judgment Date	February 20, 2018
Tax Sale Date	October 2, 2018
Total Taxes Owed	$642.90 (through 2018, as it is now exempt)
Offer Amount	$387.00
Offeror	Wesley D. Ratcliff

Background

The above-described property was the subject of a tax foreclosure suit and was struck off to the Freestone County, Trustee, at a tax sale in October of 2018. The property is currently held in trust on behalf of all taxing units in Freestone County pursuant to Texas Tax Code Section 34.01(j).

The tax office has received an over-the-counter offer to purchase the property for $387.00, from Wesley D. Ratcliff. Because the offer is less than the total amount of the tax judgment, each taxing unit must consent to the sale under Texas Tax Code Section 34.05. The subject property is located in the middle of Wesley D. Ratcliff's tract and is completely fenced in. Mr. Ratcliff wants to rectify the tax situation by purchasing the subject property so that he owns it and will pay taxes on it going forward.

Attached to this letter is the Judgment taken on the subject property, being identified as Tract 1 in the judgment; the Sheriff's Deed conveying the property into Freestone County, Trustee; the appraisal district card for the subject property; and the sealed bid provided to the tax office.

Potential Action

I am requesting that your governing body consider this offer and take formal action to approve the sale of the property at the proposed price of $387.00.

In evaluating this offer, you may wish to consider the following factors: the length of time the property has been held in trust with no other offers; the current condition and marketability of the property; any carrying costs, liability exposure, or code enforcement issues associated with continued ownership; and the benefit of returning the property to the tax rolls.

VG-154-2026-2604660

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2604660

Real Property Recordings

QUIT CLAIM DEED

Recorded On: August 25, 2026 03:27 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $0.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	2604660
Receipt Number:	20260825000022
Recorded Date/Time:	August 25, 2026 03:27 PM
User:	Jennifer F
Station:	CCLERK08

Record and Return To:

FREESTONE COUNTY

STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory
Freestone County Clerk
Freestone County, TX

Renee Gregory

QUIT CLAIM DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: 3rd day of June, 2026

GRANTOR: County of Freestone, Texas, Trustee, and Oakwood Independent School District, Trustee

GRANTEE: Wesley D. Ratcliff

GRANTEE'S MAILING ADDRESS: 111 Private Road 294, Oakwood, Texas 75855

CONSIDERATION: Ten and No/100 Dollars ($10.00) and other good and valuable consideration,

PROPERTY: 1.0 Acre, more or less, out of Abstract 32, of the S. Sanchez Survey, Freestone County, Texas (Volume 277, Page 57, Deed Records, Freestone County, Texas) Tax Account No. 7356

TAX FORECLOSURE LAWSUIT: Cause No. 14-326A, The County of Freestone, Texas v. Charles R. Simmons, et al, 77th Judicial District Court

The PROPERTY was acquired by the GRANTORS at a Sheriff's Sale held pursuant to a Judgment Decree of the 77th Judicial District Court in the TAX FORECLOSURE LAWSUIT that ordered foreclosure and sale of the PROPERTY for nonpayment of delinquent property taxes, penalties, interest and costs due GRANTORS.

The GRANTORS, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official minutes, for and in consideration of the amount set out above, and subject to the reservations from and exceptions to conveyance, and other good and valuable consideration paid by the GRANTEE, the receipt and sufficiency of which are acknowledged by grantors, quitclaims to the grantee all of the right, title and interest, of grantors in the property acquired by the tax foreclosure sale held under the tax foreclosure lawsuit referenced above.

TO HAVE AND TO HOLD all of its right, title and interest in and to the PROPERTY unto the said GRANTEE, the GRANTEE'S successors and assigns forever without warranty of any kind, so that neither the GRANTORS, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the property, premises or appurtenances, or any part thereof.

GRANTORS excludes and excepts any warranties, express or implied, regarding the PROPERTY, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Tax Code or its successor.

GRANTOR has not made, and does not make any representations, warranties or covenants of any kind or character whatsoever, whether express or implied, with respect to the quality or condition of the PROPERTY, the suitability of the property for any and all activities and uses which GRANTEE may conduct thereon, compliance by the PROPERTY with any laws, rules, ordinances or regulations of any applicable governmental authority or habitability, merchantability or fitness for a particular purpose, and specifically, GRANTOR does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder, or the U.S. Environmental Protection Agency regulations, or the disposal of any hazardous or toxic substances in or on the property.

The Property is hereby sold, transferred, and assigned to GRANTEE "as is" and "with all faults". This conveyance is expressly subject to all easements and restrictions of record. When the context requires, singular nouns and pronouns include the plural.

This Deed is executed pursuant to Resolutions passed by the Commissioner's Court of Freestone County, Texas on June 3rd, 2026.

IN TESTIMONY WHEREOF Commissioner's Court of Freestone County, Texas has caused these presents to be executed this the 3rd day of June, 2026.

COUNTY OF FREESTONE, TEXAS

BY: _____
Llyod L. Lane, County Judge

THE STATE OF TEXAS §
§
COUNTY OF FREESTONE §

BEFORE ME, the undersigned authority, on this day personally appeared Llyod L. Lane, County Judge of the County of Freestone, Texas, known to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of June, 2026.

_____
Notary Public, State of Texas

KAREN ELIZABETH MOORE
NOTARY PUBLIC
STATE OF TEXAS
ID # 134807529
My Comm. Expires 03-14-2028

After Recording, Return To:
McCreary Law Firm
703 N Mallard, Suite 104A
Palestine, Texas 76703