

## NOTICE OF AUCTION

**By order of the Morris County Commissioners Court, the public should take notice that the following described tract of county land has been declared surplus property and will be sold through an in person public auction at Morris Court House 500 Broadnax Street Daingerfield, TX, 75638. On March 10, at 10:00 AM CST.**

### Legal Description:

**DESCRIPTION OF PROPERTY SURVEYED:** Being the remainder of that specific tract of land conveyed to Morris County by deed recorded in volume G page 149. Deed Records, Morris County, Texas (DR) and that specific tract of land conveyed to Morris County by deed recorded in volume 184 page 788, DR. This property is situated in the City of Daingerfield, A. Urquahart Survey, Abstract No. 296, Morris County, Texas and is more specifically described by **METES AND BOUNDS**, to-wit:

**POINT OF BEGINNING (POB):** Being a ½" Capped "RPLS 6020" Steel Rod Set (CSRS) for the southeast corner of said Morris County tract (G/149), same being the southwest corner of the City of Daingerfield (Library) tract (Deed: Vol.119 Page 534, DR). This **POB** is also a point in the north line of Jefferson Street (variable width ROW). From this point a ½" Steel Rod Found, cited herein for reference, and being the southeast corner of said Library tract, bears: S 88°27'01" E, 116.52 feet.

**THENCE:** North 88 degrees 27 minutes 01 seconds West, with said street for a distance of 41.12 feet to a ½" Steel Rod Found for the southwest corner of this tract, same being the southeast corner of the City of Daingerfield tract (Deed: Vol. 570 Page 188, Official Public Records, Morris County, Texas (OPR).

**THENCE:** North 02 degrees 16 minutes 19 seconds East for a distance of 188.57 feet to a CSRS for the northwest corner of this tract and the northeast corner of said City tract, same being the northwest corner of Morris County tract (G/149), same also being a point in the south line of the Nelson Roach tract (Deed: Vol.550 Page 503, OPR).

**THENCE:** South 88 degrees 30 minutes 15 seconds East (reference bearing line), passing the southwest corner of said Roach tract and the most southerly southwest corner of the Irvin Enterprises tract (Deed: Vol.184 page 843, DR), thence continuing for a total distance of 157.69 feet to a ½" Steel Rod Found for the northeast corner of this tract and the northeast corner of said Morris County tract (184/788), same further being the northwest corner of the Don Henley tract (Deed Vol. 56 Page 101, DR).

THENCE: South 02 degrees 16 minutes 19 seconds West generally with a chain link fence for a distance of 73.72 feet to a CSRS for the most easterly southeast corner of this tract, same being the northeast corner of said Library tract.

THENCE: South 89 degrees 46 minutes 19 seconds West for a distance of 116.67 feet to a CSRS for an ell corner of this tract, same being the southwest corner of said Morris County tract (154/788), same further being the northwest corner of said Library tract.

THENCE: South 02 degrees 16 minutes 19 seconds West for a distance of 111.38 feet to the POB. This tract contains 0.380 acres of land.

**This lot and small building have been declared surplus property by Morris County and will be sold as such by its Commissioner, Todd Freeman, Precinct 4, appointed by the county for that purpose. The property has a minimum opening bid and is sold upon such terms and conditions as are set out in the contract with Seller. Property is sold "As Is" and Bidders should inspect property prior to bidding. Contact Todd Freeman to inspect and ask questions concerning the property and building at 903-573-4204. Bidders should click on all links in blue located in this description to get pictures, maps, etc. concerning the property and building.**

**Due to this being real property owned by a taxing entity, high bidder understands and agrees that the high bidder's identity will be provided to the seller, Morris County, Texas, and will become public record.**

**This Notice of Auction is hereby published once per week for three consecutive weeks at least 20 days before the sale is conducted as required by Local Government Code section 263.001. Bidder acknowledges that Todd Freeman is acting only as an Auctioneer/Bid Caller by furnishing the County of Morris, Texas; the bidding platform to conduct the auction and this is the only function that Todd Freeman will perform in this sale. Any and all agreements, legal work, discrepancies and money exchanges will be between the County of Morris, Texas and the buyer. This item is sold "Used" and may have defects. All sizes and descriptions are approximate and are not guaranteed. BIDDER IS RESPONSIBLE FOR PHYSICALLY INSPECTING BUILDING AND PROPERTY IN PERSON BEFORE BIDDING. NO SITE ASSESSMENTS HAVE BEEN DONE ON THIS PROPERTY. BIDDERS MAY DO SO AT THEIR OWN EXPENSE BEFORE BIDDING. THIS INFORMATION IS BELIEVED TO BE TRUE TO THE BEST OF KNOWLEDGE AND IS TO BE USED AS A GUIDE ONLY. ITEM IS BEING SOLD AS IS, WHERE IS WITH ALL FAULTS AND DEFECTS. NO WARRANTIES OR GUARANTEE IMPLIED OR EXPRESSED.**

**Doug Reeder  
Morris County Judge**