

**DELINQUENT TAX SALE
THE COUNTY OF NEWTON, TEXAS AND NEWTON INDEPENDENT SCHOOL DISTRICT
NEWTON COUNTY, TEXAS**

**June 6, 2017 at 10:00 AM
Courthouse Door of Newton County, Texas**

GENERAL INFORMATION REGARDING THE TAX SALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government. The grantee named in the deed must be the same person who was the successful bidder. (Section 34.015 Texas Tax Code.)
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to **Margie Herrin Tax Assessor/Collector for Newton Independent School District cases or Melissa Burks, Tax Assessor/Collector for Newton County cases**. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The amount of the opening bid is set out beside each tract. The bidding must start at that figure or higher and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, you may contact our office in Kountze at (409) 246-3000.

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	2750-T	The County of Newton, Texas v Alvin Adams et al	1.030 Acre out of Abstract 55 of the Nathaniel H. Cochran Survey, Tract 7, Newton County, Texas being that property more particularly described, being 1.03 acres of land, more or less, out of and being a part of a certain 3.2 acres tract as described in a Quit claim Deed from Leo Burks, et ux, to Alvin R. Adams et us, dated April 17, 1986 and being more fully described by metes and bounds beginning at a concrete marker stamped "N. 1406 S. E. Cor. B. F. Lewis" for the Southeast corner of said 3.22 acre tract. Thence S. 54° 58' W. with the South line of said 3.22 acre tract, at 217.42 ft. to a concrete marker adjacent to old 1-1/4" iron pipe for the Southeast corner of a 1 acre tract conveyed to Chester White, out of said 3.22 acre tract. Thence N. 44° 07' W. with the East line of said 1 acre tract, at 182.81 ft. to a concrete marker adjacent to an old 1-1/4" iron pipe for the North-east corner of said 1 acre tract in the South R.O.W. line of F.M. Road #363, and 50 ft. perpendicular distance from the centerline of same. Thence N. 44° 53' E. with the South R.O.W. line of F.M. Road, at 232.37 ft. to a concrete marker for corner in the East line of said 3.22 acre tract. Thence S. 39° 28' E. with said line, at 217.85 ft/ to the place of beginning, containing 1.03 acres of land as herein described. (Volume 338, Page 288 of the Deed Records, Newton County, Texas) Account #000000011654 Judgment Through Tax Year: 2016	\$2,575.00
2	2758-T	Newton Independent School District v Amos Davis	1.000 Acre out of Abstract 9 of the Richard Linville Survey, Tract 21, Newton County, Texas (Volume 424, Page 848 of the Deed Records, Newton County, Texas) Account #000000010086 Judgment Through Tax Year: 2015	\$6,256.52
3	3224-T	Newton Independent School District v Anthony Allison et al	West Part of Lot 3, Block 21, Town of Newton, Newton County, Texas (Volume 403, Page 036 of the Deed Records, Newton County, Texas), Weiss St., Newton, Texas 75966 Account #4200010600/23139 Judgment Through Tax Year: 2016	\$4,759.46
4	3448-T	Newton Independent School District v Daniel D. Glenn et al	0.830 acre, more or less, Joseph Conn Survey, Tract 1-1, Abstract 74, Newton County, Texas (Volume 348, Page 492, Deed Records, Newton County, Texas) Account #000000011988 Judgment Through Tax Year: 2015	\$2,075.00
5	3493-T	Newton Independent School District v Kenneth W. Hall et al	0.060 acre, more or less, John A. McLanahan Survey, Tract 36, Abstract 330, Newton County, Texas (Volume 362, Page 948, Deed Records, Newton County, Texas), E Hwy 190, Bon Wier, Texas 75928 Account #000000016017/000330007200 Judgment Through Tax Year: 2015	\$6,667.34
6	3495-T	Newton Independent School District v Robert Edward Samuel et al	1.000 acre, William McFarland Lewis, Tract 54, Newton County, Texas (Volume 369, Page 57, Deed Records, Newton County, Texas), FM 2460, Bon Wier, Texas 75928 Account #000000014970 Judgment Through Tax Year: 2015	\$9,050.82
7	3555T	Newton Independent School District v Rokeshia Nicole Elam	Lot 7, Block 6, Kerr Addition #2, City of Newton, Newton County, Texas (Volume 570, Page 851, Deed Records, Newton County, Texas), 714 College Street Account #000000023336 Judgment Through Tax Year: 2015	\$7,204.39
8	3622-T	Newton Independent School District v Jacqueline Rosemon	1 acre, more or less, out of Abstract 265 of the M. B. Lewis Survey, Tract 35, Newton County, Texas (Volume 563, Page 531, Deed Records, Newton County, Texas) and a manufactured home only, Serial #CAVTX15080953A/B, Label #NTA1490397, Newton County, Texas), 363 County Road 3069 Account #000000014800/000000047316 Judgment Through Tax Year: 2015	\$19,427.86
9	3640T	Newton Independent School District v Bobby Gosey et al	3.50 Acres, more or less, Abstract 301, Edward Mancil Survey, Tract 1, City of Newton, Newton County, Texas (Volume 494, Page 203, Deed Records, Newton County, Texas), 2905 Hwy. East, Newton, Texas Account #000000015730 Judgment Through Tax Year: 2015	\$1,879.80

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	3641T	Newton Independent School District v James Curtis Mattox, Jr.	Lots 5 & 6, Block 9, Kerr Addition #2, City of Newton, Newton County, Texas (Volume 165, Page 266, Deed Records, Newton County, Texas), 502 Washington Street, Newton, Texas Account #000000023352 Judgment Through Tax Year: 2015	\$34,018.09
11	3644-T	Newton Independent School District v Dennis R. Bennett etal	2.000 acres, more or less, Abstract 245, I & G N RR Survey, Tract 9-2-1, Newton County, Texas (Volume 400, Page 523, Deed Records, Newton County, Texas), 2222 County Road 3008, Newton, Texas Account #000000014390 Judgment Through Tax Year: 2015	\$10,444.53
12	3701-T	Newton Independent School District v Brenda Diggles et al	A manufactured home only, 2003, 28'X60", Serial # DSETX05344A, Label #NTA0964142, PID #2332, City of Newton, Newton County, Texas, 911 Magnolia Street, Newton, Texas Account #000000046707 Judgment Through Tax Year: 2016	Pulled
13	3701-T	Newton Independent School District v Brenda Diggles et al	Lot 6, Block 27, Newton-Davidson Addition, City of Newton, Newton County, Texas (Volume 552, Page 858, Deed Records, Newton County, Texas), 911 Magnolia Street, Newton, Texas 75966-3835 Account #000000045471 Judgment Through Tax Year: 2016	Pulled
14	3701-T	Newton Independent School District v Brenda Diggles et al	Lot 5, Block 27, Newton-Davison Addition, City of Newton, Newton County, Texas (Volume 625, Page 693, Deed Records, Newton County, Texas), 911 Magnolia Street, Newton, Texas Account #000000067610 Judgment Through Tax Year: 2016	Pulled
15	3705-T	Newton Independent School District v Lisa Bradford	East part of Lot 3 & all of Lot 4, Block 21, Town of Newton, Newton County, Texas (Volume 601, Page 88, Deed Records, Newton County, Texas), 214 Weiss Street, Newton, Texas Account #000000023138 Judgment Through Tax Year: 2015	\$3,155.13
16	3724T	Newton Independent School District v Tina Kelly et al	Undivided 1/4 interest in 4.160 acres, out of Abstract 13 of the Jonathan D. Ray Survey, Tract 34, Newton County, Texas (Volume 235, Page 27 and Correction Deed, Volume 265, Page 353 SAVE & EXCEPT 1.000 acre in Volume 293, Page 387, Deed Records, Newton County, Texas) Account #000000064505 Judgment Through Tax Year: 2015	\$1,371.32
17	3724T	Newton Independent School District v Tina Kelly et al	Undivided 1/4 interest in 4.160 acres, out of Abstract 13 of the Jonathan D. Ray Survey, Tract 34, Newton County, Texas (Volume 235, Page 27 and Correction Deed 265, Page 353 SAVE & EXCEPT 1.000 acre in Volume 293, Page 387, Deed Records, Newton County, Texas) Account #000000064504 Judgment Through Tax Year: 2015	\$1,291.91
18	3724T	Newton Independent School District v Tina Kelly et al	Undivided 1/4 interest in 4.160 acres, out of Abstract 13 of the Jonathan D. Ray Survey, Tract 34, Newton County, Texas (Volume 235, Page 27 and Correction Deed 265, Page 353 SAVE & EXCEPT 1.000 acre in Volume 293, Page 387, Deed Records, Newton County, Texas) Account #000000064502 Judgment Through Tax Year: 2015	\$1,371.32
19	3724T	Newton Independent School District v Tina Kelly et al	Undivided 1/4 interest in 4.160 acres, out of Abstract 13 of the Jonathan D. Ray Survey, Tract 34, Newton County, Texas (Volume 235, Page 27 and Correction Deed 265, Page 353 SAVE & EXCEPT 1.000 acre in Volume 293, Page 387, Deed Records, Newton County, Texas) Account #000000064503 Judgment Through Tax Year: 2015	\$1,305.29
20	3740T	The County of Newton, Texas v Keith Collins et al	Lots 2 & 3, Block 3, Newton Hardy Addition, City of Newton, Newton County, Texas (Volume 436, Page 364 of the Deed Records, Newton County, Texas), 405 Gibbs Account #000000023253 Judgment Through Tax Year: 2015	\$6,000.00
21	3763T	The County of Newton, Texas v Bart Allen Corder	1.077 Acres, more or less, out of Abstract 251 of the J. E. Joiner, Tract 13-2, Newton County, Texas (Volume 386, Page 585 of the Deed Records, Newton County, Texas), 1635 CR 4181, Orange, Texas 77632-2718 Account #000000014552 Judgment Through Tax Year: 2016	PULLED

