

**DELINQUENT TAX SALE
JASPER INDEPENDENT SCHOOL DISTRICT
JASPER COUNTY, TEXAS**

**August 1, 2017 at 10:00 A.M.
Jasper County Courthouse**

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 **JASPER COUNTY**. 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 Constable'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.
9. A person purchasing property at the tax sale **MUST** present to the officer conducting the tax sale a written statement from the Jasper County Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will **NOT** receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code.)

If you have any questions, you may contact our office in Jasper at (409) 383-0509.

PROPERTIES TO BE SOLD ON AUGUST 1, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
1	5929	Jasper Independent School District v Ray C. Lewis et al	4.22 Acres, more or less (described as 4.448 Acres, more or less), out of Abstract 217 of the H&TC RR Survey, Jasper County, Texas (Volume 1005, Page 215 SAVE AND EXCEPT Volume 591, Page 745 AND Volume 608, Page 657 Jasper County, Texas) Account #R347038/R010369 Judgment Through Tax Year: 2016	\$6,166.12	
2	5929	Jasper Independent School District v Ray C. Lewis et al	4.06 Acres, more or less, out of Abstract 868 of the C M Votaw Survey, Jasper County, Texas (Volume 792, Page 574 Jasper County, Texas) Account #R021229 Judgment Through Tax Year: 2016	\$4,167.06	
3	6069	Jasper Independent School District v Peggy Head et al	5.532 Acres, more or less (described as Share 3), located out of Abstract 129 of the Henry Dainwood Survey, Jasper County, Texas (Volume 184, Page 176 Jasper County, Texas) Account #R008107/R008102 Judgment Through Tax Year: 2016	\$11,921.35	
4	6259	Jasper Independent School District v Mary Hicks et al	0.25 Acre, more or less, out of Abstract 2 of the John Bevil League, Jasper County, Texas (Volume 542, Page 736 Jasper County, Texas) Account #R000177 Judgment Through Tax Year: 2015	\$6,490.00	
5	6263	Jasper Independent School District v Evan Herbert	Lot #274, Section E-5 of Rayburn Country, Jasper County, Texas (Volume 339, Page 85 also described as Volume 1, Page 137 of the Map Records, Jasper County, Texas) Account #R031796 Judgment Through Tax Year: 2015	\$3,318.87	
6	6405	Jasper Independent School District v Louis Adams AKA Lewis Adams et al	0.35 Acre, more or less, and being a part of the William Ferguson Preemption Survey, Abstract 147, Jasper County, Texas (Volume 428, Page 587 of the Deed Records, Jasper County, Texas) Account #R008453 Judgment Through Tax Year: 2016	\$910.00	
7	6405	Jasper Independent School District v Louis Adams AKA Lewis Adams et al	Lot 39, out and part of McQueen Park Subdivision, Jasper County, Texas (Volume 52, Page 790 of the Deed Records, Jasper County, Texas) Account #R027812 Judgment Through Tax Year: 2016	\$1,230.00	
8	6405	Jasper Independent School District v Louis Adams AKA Lewis Adams et al	Lot 41 out and part of McQueen park Subdivision, Jasper County, Texas (Volume 378, Page 741 of the Deed Records, Jasper County, Texas) Account #R027814 Judgment Through Tax Year: 2016	\$1,290.00	
9	6413	Jasper Independent School District v Stacie White Wallace AKA Stacie Jo White et al	Lot 1, RB Blake Subdivision, Thomas Wilson Survey, Jasper County, Texas (Volume 374, Page 544, SAVE & EXCEPT that property more particularly described in Volume 454, Page 327 of the Deed Records, Jasper County, Texas) Account #R017721 Judgment Through Tax Year: 2016	\$4,360.00	