

**DELINQUENT TAX SALE**  
**WHITE OAK INDEPENDENT SCHOOL DISTRICT, GLADEWATER INDEPENDENT SCHOOL DISTRICT**  
**AND PINE TREE INDEPENDENT SCHOOL DISTRICT**  
**GREGG COUNTY, TEXAS**

**March 5, 2019 at 10:00 A.M.**  
**Courthouse Door, Longview, 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 or a money order payable to **GREGG COUNTY DISTRICT CLERK**. 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.
9. A person purchasing property at the tax sale **MUST** present to the officer conducting the tax sale a written statement from the **GREGG 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 Longview at (903) 757-5757.

**PROPERTIES TO BE SOLD ON MARCH 5, 2019:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
1	19,254-CCL2	Gladewater Independent School District v Wilbert Simmons ET AL	Lot 4, Block 137, Wood Heights Addition, an addition to the City of Gladewater, Gregg County, Texas (Volume 3020, Page 483) Acct #N00657851/000072457 / Judgment Through Tax Year: 2017	\$22,142.97	
2	19,932-CCL2	Pine Tree Independent School District v Minnie W. Anderson ET AL	Lot 14, Block 4, Key Bunt, an unrecorded subdivision, out of the IC Skillern Survey, Gregg County, Texas and being commonly known as 207 E. Brandon Street (Volume 397, Page 367) Acct #000049970 / Judgment Through Tax Year: 2017	\$1,680.00	
3	020854-CCL2	Pine Tree Independent School District v Dawn Elayne Wingard et al	Lots 8 and 9A, Block 1, (New City Block 3724), Green Fields Subdivision to the City of Longview, Gregg County, Texas (Volume 1369, Page 342) Acct #000044578 / Judgment Through Tax Year: 2017	\$12,549.33	
4	020884-CCL2	White Oak Independent School District v Hazel Barnes Brown et al	0.50 Acres, more or less, out of Abstract 38 of the W.H. Castleberry Survey, Tract 64, Section 8, City of White Oak, Gregg County, Texas (Volume 471, Page 284) Acct #13289 / Judgment Through Tax Year: 2017	\$4,186.00	
5	020937-CCL2	Pine Tree Independent School District v Jose Roberto Mascarena et al	A Manufactured Home Only, Label #NTA1535909, Serial #EHIMOK6986, located on Tract 37, out of Abstract 38 of the W H Castleberry Survey, Acct #00164824 / Judgment Through Tax Year: 2017	\$4,911.30	
6	020959-CCL2	White Oak Independent School District v Rodney Rushing	<p><b>TRACT 1:</b> 0092945-STEPHENS HOUSTON #5-EXCO PARTNER S OP LP-AB 38 WM CASTLEBERRY SURVEY-WELL #5 RRC #206366-0.000322-RI, Acct #N410359 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 2:</b> 0092879-STEPHENS HOUSTON #4-EXCO PARTNER S OP LP-AB 38 WM CASTLEBERRY SUR-WELL #4 RRC #202912-0.000322-RI, Acct #N316001/603471 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 3:</b> 0092886-KUTCH GEORGE GAS UNIT #2-EXCO PARTNERS OP LP-AB 38 WM CASTLEBERRY SURVEY -WELL #2 RRC# 203487-0.000988-RI, Acct #N316000/603470 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 4:</b> 0092996-KUTCH GEORGE GAS UNIT #3-EXCO PARTNERS OP LP-AB 38 WM CASTLEBERRY SURVEY -WELL #3 RRC #212178-0.000988-RI, Acct #N410358/603468 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 5:</b> LEASE # 0092864 STEPHENS HOUSTON #3 (TXO K TEX ENERGY RES) AB 38 WM CASTLEBERRY SUR WELL #3 RRC #201648, 669.36 ACRES, Acct #00928640960685RI/603472 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 6:</b> 0093005-STEPHENS HOUSTON #7-EXCO PARTNER S OP LP-AB 38 WM CASTLEBERRY SURVEY-WELL #7 RRC #213680-0.000322-RI, Acct #N603465/603465 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 7:</b> 0092886-KUTCH GEORGE GU #2-BREITBURN OPERATING-AB 38 WM CASTLEBERRY SURVEY-WELL #2 RRC# 203487-0.000988-RI, Acct #00931010960685RI/603463 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 8:</b> 0093003-STEPHENS HOUSTON #8-EXCO OPERATING CO LP-AB 38 WM CASTLEBERRY SURVEY-WELL #8 RRC #213150-0.000322-RI, Acct #603466 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 9:</b> 0092728-STEPHENS HOUSTON #2-ENCORE OPERATING LP-AB 38 WM CASTLEBERRY SUR-WELL #2 RRC #189302-0.000322-RI, Acct #N990136820/603473 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 10:</b> 0093065-STEPHENS HOUSTON #6-EXCO PARTNER S OP LP-AB 38 WM CASTLEBERRY SURVEY-WELL #6 RRC #219502-0.000322-RI, Acct #0093065960685RI/N990136722/603464 Judgment Through Tax Year: 2017</p> <p><b>TRACT 11:</b> 0092319-KUTCH GEORGE GAS UNIT #1-EXCO PARTNERS OP LP-AB 38 WM CASTLEBERRY SURVEY -WELL #1 RRC# 154896-0.000988-RI, Acct #N603474 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 12:</b> 0091926-STEPHENS HOUSTON #1X-QUANTUM RESOURCES-AB 38 WM CASTLEBERRY SURVEY-WELL 1X RRC# 140508-0.000322-RI, Acct #603475 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 13:</b> 0092945-TODD (H STEPHENNS 5), B.C.-BREITBURN OPERATING-AB 38 WM CASTLEBERRY SURVEY-WELL #5 RRC #15335-0.000322-RI, Acct #603469 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 14:</b> 0023140-SATTERWHITE M C-BREITBURN OPERATING-AB 38 WM CASTLEBERRY SURVEY-VAR WELLS RRC# 8258-0.004688-RI, Acct #603476 / Judgment Through Tax Year: 2017</p> <p><b>TRACT 15:</b> 0093002-STEPHENS HOUSTON #9-EXCO PARTNER S OP LP-AB 38 WM CASTLEBERRY SURVEY-WELL #9 RRC #213146-0.000322-RI, Acct #0093002960685RI/N990136739/603467 Judgment Through Tax Year: 2017</p>	\$7,183.41	
7	021034-CCL2	Pine Tree Independent School District v Yong Bing Chen	Lot 8, Block 5 (New City Block 3630), Pine Hill Estates, an unrecorded addition to the City of Longview in the William Robinson Survey, Abstract-77, Gregg County, Texas and being also known as Lot B, Block 5, Pine Hill Estates (Document #201514832 of the Official Public Records) Acct #000060335 / Judgment Through Tax Year: 2017	\$9,950.07	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
8	021198 -CCL2	Gladewater Independent School District v Corina Lizeth Bautista ET AL	West part of lot 10 (AKA Lot 10A), New City Block 4 and Lots 11, 12, 13, New City Block 5, City of Gladewater (Document #201008282, Official Records) Acct #000185999 / Judgment Through Tax Year: 2017	\$1,995.17	
9	021218 -CCL2	Gladewater Independent School District v Jesus Nino ET AL	Lot 4, Lot 5 and Lot 6, Block 1-A, Bettie Wood Gardens, an addition to the City of Gladewater, Gregg County, Texas (Document #200504471 of the Public Records) Acct #000036127 / Judgment Through Tax Year: 2017	\$4,534.21	
10	021219 -CCL2	Gladewater Independent School District v Mozelle M. Brown Battles ET AL	Lot 28 and Lot 29, Block 3, Collins Addition, an addition to the City of Gladewater, Gregg County, Texas (Volume 1523, Page 372 of the Deed Records of Gregg County, Texas), Acct #000038903/N00654594 Judgment Through Tax Year: 2017	\$1,370.00	
11	021402 -CCL2	Gladewater Independent School District v Deborah Pike	<b>TRACT 1:</b> Lot 13, Block 1, Waddell, An Addition to the City of Gladewater, Gregg County, Texas (Document #200809853 of the Deed Records), Acct #000069926 / Judgment Through Tax Year: 2017	\$204.50	
12			<b>TRACT 2:</b> Part of Lot 13A (AKA Lot 13A) and Part of Lot 14 (AKA Lot 14A) and all of Lot 15 and Lot 16 Block 124 Wood Heights Addition An Addition to the City of Gladewater (Document #200219519 of the Deed Records), Acct #000087649 / Judgment Through Tax Year: 2017	*TBD*	
13	021552 -CCL2	Pine Tree Independent School District v Mickey L. Wallis ET AL	Lot 9, Block 2, Mill Run, an addition to the City of Longview, Gregg County, Texas (Document #200924403 of the Official Records of Gregg County, Texas), Acct #000055025 / Judgment Through Tax Year: 2017	\$7,350.72	

**RESALES: THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:**

14	020328 -CCL2	Gladewater Independent School District v Gary Bruhn ETAL	<b>TRACT 1:</b> Lot 3 and Lot 4, Block 1, Norton & Olson Addition, an addition to the City of Gladewater, Gregg County, Texas (Gregg County Clerk File #201002201 of the Official Public Records) Acct #000057771 Bid in Trust 11/7/2017 / Judgment Through Tax Year: 2015	\$300.00	
15			<b>TRACT 2:</b> Lot 5, Block 1, Norton & Olson Addition, an addition to the City of Gladewater, Gregg County, Texas (Gregg County Clerk File #201004270 of the Official Public Records) Acct #000057772 Bid in Trust 11/7/2017 / Judgment Through Tax Year: 2015	\$300.00	
16	020554 -CCL2	Gladewater Independent School District v Delma Longoria	Lot 9, Block 2, Sunset Addition, an addition to the City of Gladewater, Gregg County, Texas (Volume 1317, Page 347 (TRACT TWO) of the Deed Records) Acct #000067314 Bid in Trust 11/3/2015 / Judgment Through Tax Year: 2014	\$300.00	
17	020757 -CCL2	Pine Tree Independent School District et al v John Charles Briscoe et al	<b>TRACT 1:</b> Lot 1B, Block 10 (New City Block 3712A), Clearmont Acres #1, an addition to the City of Longview, Gregg County, Texas (Volume 1594, Page 194 of the Deed Records) Acct #000038629 / Bid in Trust 4/3/2018 / Judgment Through Tax Year: 2016	\$300.00	
18			<b>TRACT 2:</b> 0.060 Acre, more or less, out of Abstract 56 of the Martha Dillard Survey, Gregg County, Texas and being also known as Tract 11-A, County Block 244 and as Tract 78 by the Gregg County Appraisal District (Volume 1594, Page 190 Deed Records) Acct #000015140/000654790 Bid in Trust 4/3/2018 / Judgment Through Tax Year: 2016	\$300.00	
19	020861 -CCL2	White Oak Independent School District et al v Audrey Anderson et al	Lot 3, Block 3, Key Bunt, an unrecorded addition out of Abstract 4 of the I C Skillern Survey and being commonly known as 200 E Brandon St., Longview, Gregg County, Texas (Volume 1452, Page 199 of the Deed Records, Gregg County, Texas) Acct #000049950 Bid in Trust 11/6/2018 / Judgment Through Tax Year: 2017	\$300.00	
20	020974 -CCL2	Pine Tree Independent School District v Ronald C. Myrick	Lot 5 (New City Block 3341A), Rowden Addition AKA Lot 5, Tract 6 of V.M. Rowden Addition, Gregg County, Texas (Volume 711, Page 111 of the Deed Records) Acct #000064252 Bid in Trust 11/7/2017 / Judgment Through Tax Year: 2016	\$300.00	