

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

March 3, 2026, at 10am

Courthouse Door of Newton County, Texas

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**. If the person intending to bid is bidding on a corporation or an entity, they must present documentation to the person conducting the sale showing that the person is authorized to bid on behalf of the entity or corporation as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity if the person is bidding on behalf of a corporation or entity, must not be prohibited from purchasing or acquiring in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated county as Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity that the authorized to bid on behalf of, who was the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Newton Tax Office or Newton CAD**. 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.
9. A person purchasing property at the tax sale **MUST** present to the officer conducting the tax sale a written statement from the Newton 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 Kountze at (409) 246-3000.

The deadline for application and \$10.00 fee is **Friday, February 20, 2026**. Bidder registration, form attached at the end of sale list. Return form and fee to the tax assessor collector in Newton County by the due date herein provided.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event, I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON MARCH 3, 2026:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|------------|--|---|-------------|
| 1 | TX20-04015 | Newton Independent School District v Prentice Rosemon Sr. et al | 17.821 Acres, more or less, out of Abstract 267 of the William McFarland Lewis League, Tract 48-1, Newton County, Texas (Volume 342, Page 916 SAVE AND EXCEPT Volume 348, Page 882; Volume 369, Page 591; Volume 395, Page 130; Volume 399, Page 155; Volume 399, Page 570; Volume 401, Page 590; Volume 443, Page 594; Volume 451, Page 412; Volume 744, Page 777; Volume 773, Page 51; Volume 786, Page 850; and Volume 794, Page 911, of the Deed Records, Newton County, Texas), 320 County Road 4091 Account #000000014961 Judgment Through Tax Year: 2024 | \$8,441.72 |
| 2 | TX20-04015 | Newton Independent School District v Prentice Rosemon Sr. et al | 1.00 Acre, more or less, out of Abstract 267 of the William McFarland Lewis League, Tract 86, Newton County, Texas (Volume 206, Page 160 of the Deed Records, Newton County, Texas), 320 County Road 4091 Account #000000015009 Judgment Through Tax Year: 2024 | \$1,908.99 |
| 3 | TX21-04088 | Newton Independent School District v George Eperson Irvine et al | 10.00 Acres, more or less, out of Abstract 73 of the James Cooper Survey, Tract 4, Newton County, Texas (Volume 35, Page 22 of the Deed Records, Newton County, Texas), CR 3008 Account #000000011975 Judgment Through Tax Year: 2024 | \$10,475.39 |
| 4 | TX21-04088 | Newton Independent School District v George Eperson Irvine et al | 7.20 Acres, more or less, out of Abstract 668 of the Lewis Irvine Survey, Tract 9, Newton County, Texas (Volume 167, Page 219 of the Deed Records, Newton County, Texas), CR 3010 Account #000000019480 Judgment Through Tax Year: 2024 | \$7,104.28 |
| 5 | TX21-04131 | The County of Newton, Texas v Joseph Michael Laroue et al | Lots 22, 23, 24, 30, and 31, Indian Lake Subdivision, Section 1, Newton County, Texas (Volume 442, Page 545 of the Deed Records, Newton County, Texas), 134 CR 4235 Account #000000022724 Judgment Through Tax Year: 2024 | \$4,098.36 |
| 6 | TX21-04133 | Burkeville Independent School District v Janice Mattox et al | 3.50 Acres, more or less, out of Abstract 565 of the H T & B RR, Tract 5-2 AKA 3.50 Acres, more or less, out of Abstract 565 of the T & N O R.R., Section 3, Newton County, Texas (Volume 342, Page 693 of the Deed Records, Newton County, Texas), CR 1089 Account #000000018955 Judgment Through Tax Year: 2024 | \$10,171.42 |
| 7 | TX21-04149 | The County of Newton, Texas v Tommie Jean Schwaab et al | Lots 142 and 143, Indian Lake Subdivision, Section 1, Newton County, Texas (Volume 620, Page 862 of the Deed Records, Newton County, Texas), 2286 CR 4213 Account #000000022773 Judgment Through Tax Year: 2024 | \$5,022.62 |
| 8 | TX21-04200 | Newton Independent School District v Shirley Brenda Hartsfield et al | Lot 4, Block 13, Kerr Addition #2 to the City of Newton, AND a 1998 Southern Lifestyle Homes, Inc. 16X76 Manufactured Home, Serial #SSLAL38094, Label #NTA0814655, PID #1760/#6388, Newton County, Texas (Volume 584, Page 150 of the Deed Records, Newton County, Texas), 415 Washington St, Account #000000023371 and Account #000000044363 Judgment Through Tax Year: 2024 | \$3,609.59 |
| 9 | TX21-04200 | Newton Independent School District v Shirley Brenda Hartsfield et al | Lot 4, Block 7, Kerr Addition No. 2, Newton County, Texas (Volume 453, Page 701 of the Deed Records, Newton County, Texas), 111 Baker St Account #000000023340 Judgment Through Tax Year: 2024 | \$9,102.06 |
| 10 | TX21-04202 | Newton Independent School District v Tiffanie Michelle Powell et al | Lot 3, Block 5, Singletary Sites Second Addition, Newton County, Texas (Volume 690, Page 484 of the Deed Records, Newton County, Texas), 154 Private Road 8034 Account #000000023889 Judgment Through Tax Year: 2024 | \$8,996.27 |
| 11 | TX24-04339 | Newton Independent School District v Valree Shankle, Jr. | 2.95 Acres, more or less, out of Abstract 985 of the John H. Kirby Survey, Tract 52-1, Newton County, Texas (Volume 373, Page 921 SAVE AND EXCEPT that property more particularly described in Volume 424, Page 859 and Volume 455, Page 803, of the Deed Records, Newton County, Texas), CR 2036 Account #000000021126 Judgment Through Tax Year: 2024 | \$8,697.73 |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|------------|--|--|------------|
| 12 | TX24-04386 | Newton Independent School District v Stephanie Floyd et al | 0.385 Acre, more or less, out of Abstract 278 of the John T. Lewis Survey, Tract 23, Newton County, Texas (Volume 776, Page 346, Deed Records, Newton County, Texas), 819 McLeod St, Newton, Texas Account #47518 Judgment Through Tax Year: 2024 | \$6,155.71 |
| 13 | TX24-04404 | Newton Independent School District v Kalandra Myers | 0.2829 Acre, more or less, out of Abstract 267 of the William McFarland Lewis League, Tract 48 1-5, Newton County, Texas (Volume 726, Page 83, Deed Records, Newton County, Texas), 8710 FM 1416, Bon Wier, Texas Account #111108 Judgment Through Tax Year: 2024 | \$7,543.99 |
| 14 | TX25-04445 | Newton Independent School District v Valerie Jean Roy AKA Valrie Jean Pierce | 3.55 Acres, more or less, out of Abstract 997 of the GH & SA Section 12, Tract 157, City of Newton, Newton County, Texas (Volume 987, Page 752, Deed Records, Newton County, Texas), Tishana, Newton, Texas Account #21410 Judgment Through Tax Year: 2024 | \$9,317.81 |
| 15 | TX25-04445 | Newton Independent School District v Valerie Jean Roy AKA Valrie Jean Pierce | Lots 1 & 2, Block 6, Kerr Addition, City of Newton, Newton County, Texas (Volume 279, Page 591, Deed Records, Newton County, Texas), Rhodes St, Newton, Texas Account #23331 Judgment Through Tax Year: 2024 | \$2,034.75 |
| 16 | TX25-04449 | Burkeville Independent School District v Cathy Burdette | 4.00 Acres, more or less, out of Abstract 90 of the John Droddy League, Tract 27, Newton County, Texas SCHEDULE A All that certain tract or parcel of land containing 4 acres, more or less, out of and part of Abstract 90 in the John Droddy League, Newton County, Texas and being more particularly described as 4.00 Acres, more or less, by metes and bounds in Volume 228 Page 114 of the Deed Records, Newton County, Texas. The acreage being aggregate of the tracts or parcels listed by the Newton Central Appraisal District under account numbers 000090-005400/12335 and 000090-005450/12336 and shown on the tax rolls of Newton County, Texas as follows: 3.00 Acres, more or less, out of Abstract 90 of the John Droddy League, Tract 27, Newton County, Texas Account # 000090-005400/12335 1.00 Acre, more or less, out of Abstract 90 of the John Droddy League, Tract 27-1, Newton County, Texas (See Schedule A), County Road 2076, Burkeville, Texas, Account # 000090-005450/12336 Judgment Through Tax Year: 2024 | \$7,352.79 |



TRACY NOBLE

NEWTON COUNTY TAX ASSESSOR - COLLECTOR

*VOTER REGISTRAR
TO MAKE A DIFFERENCE,
REGISTER AND VOTE
(409) 379-5932
Email: tracy.noble@co.newton.tx.us*

P.O. BOX 456
NEWTON, TEXAS
(409) 379-4241

*MOTOR VEHICLE 113 COURT STREET
LICENSE AND TAXES
FOR INFORMATION 75966
(409) 379-5744
FAX (409) 379-5944*

**BIDDER REGISTRATION STATEMENT
TO PURCHASE REAL PROPERTY AT A TAX SALE**

Issuance Date: _____, 2026

Bidder # _____

To: Newton County Delinquent Tax Attorneys' (MVBA)
Sheriff's Department

This Bidder Registration Statements certifies that the bidder's name below has duly registered to purchase real property at a Newton County Tax Sale, as required by Texas Property Tax Code Section 34.011 and the rules adopted by the Newton County Tax Assessor-Collector. After careful research of the tax records of this office, it has been determined that there are no delinquent ad valorem taxes owed by the bidder named below or the person represented by the bidder to Newton County or any taxing unit having territory in the county:

Bidder's Name: _____

Address: _____

City, State, Zip Code: _____

Person represented: _____

THIS STATEMENT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE SHOWN ABOVE. This statement is not to be construed as a tax certificate issued under Texas Property Code Section 31.08.

Tracy Noble, PCC
Newton County Tax Assessor-Collector



Tracy Noble, PCC
 Newton County Tax Assessor-Collector

| | |
|------------------|---------|
| For Official Use | |
| FEE | \$10.00 |
| EXPIRATION | |

**Tax Sale Bidder Registration
 Under Texas Tax Code 34.011 Regarding Tax Sales**

| | | |
|--------------|---------------|---------------|
| Name: | Email: | Phone: |
|--------------|---------------|---------------|

| | | | |
|--------------|---------------|-------------|--------------------------|
| City: | State: | Zip: | TDL# or other ID: |
|--------------|---------------|-------------|--------------------------|

Name as it will appear on the Deed:

As an **individual**, list the names and addresses of any partnership, joint venture, LLC or LLP of which you are a member.

| Name | Address |
|------|---------|
| | |
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| | |
| | |

If you are bidding as a **representative or agent**, list below the name and address of the individual or business represented. *Documentation authorizing you to bid on behalf of said individual or entity is required.*

| Name | Address |
|------|---------|
| | |
| | |
| | |
| | |

CURRENTLY OWNED PROPERTY: List all property in Newton County now **owned** by the purchaser(s). Provide as much information as possible. Attach additional pages if needed.

| Tax account Number | Property Address/Legal Description | Date Acquired |
|--------------------|------------------------------------|---------------|
| | | |
| | | |
| | | |
| | | |

"I certify that as the prospective owner I owe no delinquent property taxes to any taxing units within Newton County. By signing below, I further certify that the information provided on this Tax Sale Bidder registration form is true and correct. I acknowledge and understand that furnishing false information on this form is a **CRIMINAL OFFENSE**, and is subject to fines and/or imprisonment as provided by the Texas Penal Code."

Printed Name: _____ **Title:** _____

Signature: _____ **Date:** _____

This Form must be completed and received by the Newton County Tax Office at least 5 days prior to Tax Sale. This Form can be found at www.newtontax.org or picked up in person at the Tax Office.



NEWTON COUNTY TAX ASSESSOR – COLLECTOR

VOTER REGISTRAR
TO MAKE A DIFFERENCE
REGISTER AND VOTE
(409) 379-5932
traoy.noble@co.newton.tx.us

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RULES GOVERNING REGISTRATION OF BIDDERS

WHEREAS, Texas Property Tax Code 34.011, effective January 1, 2016, authorized the Commissioners Court of a County to adopt the provisions of the Section by requiring that, to be eligible to bid at a tax sale of real property, a person must be registered as a bidder with the County Tax Assessor-Collector at least five (5) business days before the sale begins and also authorizing the Tax Assessor-Collector to adopt rules governing the registration of bidders; and

WHEREAS, on September 12th, 2016, the Newton County Commissioners Court adopted the provisions of Texas Property Tax Code Section 34.011 by order and authorized the County Tax Assessor-Collector to adopt rules governing the registration of bidders at Newton County Tax Sales conducted after the date of the adoption of the order;

THEREFORE, the Newton County Tax Assessor-Collector adopts the following rules to govern the registration of bidders at all subsequent Newton County Tax Sales:

1. To be eligible to bid at a Newton County Tax Sale, a person must be registered as a bidder and pay the fee specified below at least five (5) business days prior to the date of the tax sale.
2. A person registering as a bidder must complete and sign a form prescribed in the Tax Assessor-Collector, providing the following information:
 - 2.1 The person's name, address and telephone number;
 - 2.2 Valid proof of identification,
 - 2.3 The name of any individual, corporation partnership or other organization to be named in the deed (The Tax Assessor-Collector may require written proof of authority to bid.);
 - 2.4 The address of any property in Newton County owned by the bidder or the person represented by the bidder;
 - 2.5 A statement certifying that there are no delinquent ad valorem taxes owed by the bidder or the person represented by the bidder to Newton County or any taxing unit having territory in the County; and
 - 2.6 An agreement by the bidder to the following terms of sale:

ORDER ADOPTING PROVISIONS OF TEXAS PROPERTY TAX CODE SECTION 34.011,
AUTHORIZING THE TAX ASSESSOR-COLLECTOR TO ADOPT RULES GOVERNING THE
REGISTRATION OF BIDDERS AT TAX SALES AND IMPOSING A FEE FOR BIDDER
REGISTRATION CERTIFICATE

WHEREAS, the Texas Property Tax Code, Section 34.011, effective January 1, 2016, authorized the Commissioners Court of a County to adopt the provision of this Section by requiring that, to be eligible to bid at a tax sale of real property, a person must be registered as a bidder with the County Tax Assessor-Collector before the sale begins and also authorizing the County Tax Assessor-Collector to adopt rules governing the registration of bidders; and

WHEREAS; the Commissioners Court finds that it would be in the best interest of the citizens of Newton County to adopt the provisions of the Texas Property Tax Code Section 34.011, requiring that to be eligible to bid at a tax sale of real property a person must be registered as a bidder before the sale begins, authorize the Newton County Tax Assessor-Collector to adopt rules governing the registration of bidders at tax sales, and impose a fee of \$10.00 on all persons registering as bidders:

THEREFORE, the Commissioners Court orders that the provisions of the Texas Property Tax code Section 34.011 are adopted in Newton County for all tax sales conducted after the date of this order; and

The Commissioners Court requires that, to be eligible to bid at a tax sales of real property, a person must be registered as a bidder with the Newton County Tax Assessor-Collector at least five (5) business days before the sale begins; and

The Newton County Tax Assessor-Collector is authorized, pursuant to the Texas Property Tax Code Section 34.011 (b), to adopt rules governing the registration of bidders at Newton County tax sales conducted after the date of this Order, including rules requiring each person registering as a bidder to provide the following information:

1. The person's name, address and telephone number;
2. Valid proof of identification;
3. The name of any individual, corporation, partnership or other organization to be named in the deed (The Tax Assessor-Collector may require written proof of authority to bid.);
4. The address of any property in Newton County owned by the bidder or the person represented by the bidder;
5. A statement certifying that there are no delinquent ad valorem taxes owed by the bidder or the person representing the bidder to Newton County or any taxing unit having territory in Newton County; and
6. An agreement by the bidder to the terms of sale set out in the rules; and

The Tax Assessor-Collector shall collect a fee of \$10.00 from each person registering as a bidder.

APPROVED and ADOPTED this 12th day of September, 2016 by the Newton County Commissioners Court.

2:6.1 Winning bids are payable at the tax sale by U.S. currency, a cashier's check or a letter of credit from a local bank. (successful bidders are given two hours to retrieve funds

from a local bank) If a payment is dishonored, a deed will not be issued and the bidder will not be permitted to bid in future tax sales.

2.6.2 All sales are final. No refund will be given.

2.6.3 If a high bidder does not pay the amount of the bid, the sale may be reopened or rescheduled. A deed will not be issued to the defaulting bidder, who will not be permitted to bid in future tax sales.

2.6.4 All property is offered for sale "as is," without warrant of merchantability or fitness. It is the responsibility solely of the bidder to determine the suitability of the property for the intended purpose.

2.6.5 A purchaser acquires only the title of the judgment defendant, subject to any faults. The purchaser will be issued a Sheriff's Deed, which is a Deed without Warranty. The Tax Assessor-Collector and the taxing units do not guarantee the ability of the purchaser to obtain title insurance, a building permit, legal access or any other entitlement.

2.6.6 Some property descriptions include a mobile home. Such mobile home may no longer be located on the property at the conclusion of the sale or may be uninhabitable.

2.6.7 Purchasers are responsible for any additional taxes on the property that are not included in the judgment. If such taxes are not paid prior to the delinquency, penalties and interest will accrue and a subsequent suit for collection may be filed.

3. The fee for registration as a bidder is \$10.00, as provided in the Commissioners Court Order.

4. A person which registers as a bidder as provided above and pays the fee at least five (5) business days prior to the tax sale shall be issued a written bidder registration statement that is valid for one year after the date of issuance. A person is not eligible to bid at a sale of real property unless the Tax Assessor-Collector has issued a written registration Statement to the person before the sale begins.

Tracy Noble, PCC

Newton County Tax Assessor-Collector

Approved by: _____

Newton County Tax Assessor-Collector