

DELINQUENT TAX SALE - TATUM INDEPENDENT SCHOOL DISTRICT, RUSK COUNTY, TEXAS

March 3, 2026, at 10:00AM

Courthouse Door, Henderson, Texas

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

1. 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 to the highest bidder based on oral bids. Successful bidders must pay for their property with **cashier's check or money order payable to** MVBA Law Firm Longview office **IN PERSON** at 115 Rothrock Dr, Longview Tx 75602 OR **WIRE TRANSFER** - Please contact MVBA Law Firm @ (903) 757-5757 for wire transfer instructions. Make Cashier's Check or Money order payable to MVBA Law Firm. 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.

If you have any questions, you may contact Barbara Dameron at our office in Longview at (903) 757-5757.

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 | 2022-274 | Tatum Independent School District v Billy J Newton | <p>TRACT 1: 1.00 Acre, more or less, being Lot 2 of the Newton Subdivision, out of the J Walling Survey, Abstract 42 Texas (Plat recorded in Volume 2946, Page 476) Account #66693 Judgment Through Tax Year: 2024</p> <p>TRACT 2: 1.00 Acre, more or less, being Lot 6 of the Newton Subdivision, out of the J Walling Survey, Abstract 42, (Plat recorded in Volume 2946, Page 476) Account #66697 Judgment Through Tax Year: 2024</p> <p>TRACT 3: 1.00 acres more or less being part of Lot 8 Newton Subdivision, out of the J Walling Survey, Abstract 42, (Plat recorded in Volume 2946, page 476 save and except that property described in volume 3082, page 249) Account #66699 Judgment Through Tax Year: 2024</p> | WITHDRAWN |
| 2 | 2023-206 | Tatum Independent School District v Tamika Franklin | 2.00 acres, more or less, out of the J McClain Survey, Abstract 19, Rusk County, Texas and improvement being a manufactured home (Volume 3670, Page 732, Official Records, Rusk County, Texas) Account #30925/30925001 Judgment Through Tax Year: 2024 | \$6,218.30 |
| 3 | 2024-355 | Tatum Independent School District v Octavio Morales et al | Lot 18, Stafford Country Estates Subdivision, Rusk County, Texas (Volume 2758, Page 847, Deed Records, Rusk County, Texas) Account #29095 Judgment Through Tax Year: 2024 | \$4,473.02 |
| 4 | 2024-455 | Tatum Independent School District v Keith W. Alexander | 0.988 Acre, more or less, out of the D. Simpson Survey, Abstract 37, Rusk County, Texas (Volume 3904, Page 835, Deed Records, Rusk County, Texas) Account #22733 Judgment Through Tax Year: 2024 | \$2,478.14 |
| 5 | 2024-461 | Tatum Independent School District v Shirley M. Rockmore et al | <p>TRACT 1: An undivided 1/12 interest in 38.00 Acres, more or less, out of the J. McClain Survey, Abstract 19, being part of a 76.00 Acre Tract in the F. Castro Survey, Abstract 4 & in the J. McClain Survey, Abstract 19, (Volume 112, Page 239 SAVE & EXCEPT that portion of the 76.00 Acres located in the F. Castro Survey, Abstract 14,) Account #3308 Judgment Through Tax Year: 2024</p> | \$10,547.23 |
| 6 | 2024-463 | Tatum Independent School District v Mildred N. Beall Wilson et al | <p>TRACT 1: An undivided 1/12 interest in 75.00 Acres, more or less, out of the F. Castro Survey, Abstract 4 & out of the J. McClain Survey, Abstract 19, (Volume 112, Page 239 SAVE & EXCEPT that property more particularly described in Volume 811, Page 396) Account #34389/34387 Judgment Through Tax Year: 2024</p> <hr/> <p>TRACT 2: A 1/4 Undivided Interest in 63 acres, more or less, in the F. Castro Survey, Abstract 4 & The J. McClain Survey, Abstract 19 (Volume 112, Page 238, Save & Except, Volume 114, Page 640) Account #34388/34390 Judgment Through Tax Year: 2024</p> | <p>\$8,973.19</p> <hr/> <p>\$52,476.00</p> |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|----------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 7 | 2025-028 | Tatum Independent School District v Willie Calvin Stoker, Sr. et al | 2.56 Acres, more or less, out of the J. Matthews Survey, Abstract 24, Rusk County, Texas (Volume 3389, Page 654, Deed Records, Rusk County, Texas) Account #4938 Judgment Through Tax Year: 2024 | \$46,694.36 |
| 8 | 2025-097 | Tatum Independent School District v Miguel A. Guerrero et al | 7.691 Acres, more or less, being only that part of 26.049 Acres located in Rusk County, out of the J. Walling Survey, Abstract 42, Rusk County, Texas (Volume 3389, Page 180, Deed Records, Rusk County, Texas) Account #4475 Judgment Through Tax Year: 2024 | \$2,439.29 |
| 9 | 2025-158 | Tatum Independent School District v Ester Merie Hightower et al | 0.215 Acre, more or less, out of the C. Stewart Survey, Abstract 727, Rusk County, Texas (Volume 1459, Page 841, Deed Records, Rusk County, Texas) Account #43647 Judgment Through Tax Year: 2024 | WITHDRAWN |
| 10 | 2025-233 | Tatum Independent School District v Becky Sue White et al | 3.551 Acres, more or less, out of the J. Matthews Survey, Abstract 24, Rusk County, Texas (Volume 2907, Page 632, Official Records, Rusk County, Texas) Account #66185 Judgment Through Tax Year: 2024 | WITHDRAWN |
| 11 | 2025-281 | Tatum Independent School District v LaDawn McAlister et al | 3.9959 Acres, more or less, out of the I. Lee Survey, Abstract 17, Rusk County, Texas (Volume 4014, Page 475, Deed Records, Rusk County, Texas) Account #63124 Judgment Through Tax Year: 2024 | PULLED |