

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

**April 3, 2018 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 a cashier's check or money order payable to **McCreary, Veselka, Bragg & Allen (MVBA Law Office)**. 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 APRIL 3, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
1	020306-CCL2	Pine Tree Independent School District v Snow E. Bush, Jr. ET AL	Northeast Part of Lot 2 (AKA Lot 2A), Lot 3, Block 7018, Wildwood Unit #8, an addition to the City of Longview, Gregg County, Texas (Gregg County Clerk File #9918708 of the Official Public Records of Gregg County, Texas) Account #000071493 Judgment Through Tax Year: 2015	\$2,473.21	
2	020389-CCL2	Gladewater Independent School District v Mark Williams ETAL	6.6570 Acres, more or less, out of Abstract 68 of the William Friar Survey, Gregg County, Texas (Gregg County Clerk File #200720885 of the Official Public Records of Gregg County, Texas) Account #000199674 Judgment Through Tax Year: 2014	\$1,421.87	
3	020757-CCL2	Pine Tree Independent School District et al v John Charles Briscoe et al	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 of Gregg County, Texas) Account #000038629 Judgment Through Tax Year: 2016	\$870.00	
4	020757-CCL2	Pine Tree Independent School District et al v John Charles Briscoe et al	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 of the Deed Records of Gregg County, Texas) Account #000015140/000654790 Judgment Through Tax Year: 2016	\$1,000.00	
5	020859-CCL2	Gladewater Independent School District v Ruben Jimison ETAL	Lot 42 and Lot 43, Block 2, Saunders Addition, an addition to the City of Gladewater, Gregg County, Texas (Volume 7, Page 49 of the Plat Book Records and Volume 1381, Page 185 of the Deed Records of Gregg County, Texas) Account #000064581 Judgment Through Tax Year: 2016	\$6,128.75	
6	020899-CCL2	Gladewater Independent School District v Dale L. Harwood et al	Lot 27, Block 122, Wood Heights, an Addition to the City of Gladewater, Gregg County, Texas (Volume 3015, Page 500, Deed Records, Gregg County, Texas) Account #000072389 Judgment Through Tax Year: 2016	\$3,753.93	
7	020979-CCL2	Gladewater Independent School District v Richard Edwin Jones	Lot 21, Block 8, Shepperd Hills Addition to the City of Gladewater, Gregg County, Texas (Volume 2615, Page 224 of the Deed Records of Gregg County, Texas) Account #000065083 Judgment Through Tax Year: 2016	\$1,946.01	
8	021062-CCL2	Gladewater Independent School District v Red Pepper Properties, LLC ET AL	0.750 acre, more or less, out of Abstract 271 of the Carl Rhodes Survey, Gregg County, Texas (Document #200224413 of the Official Public Records of Gregg County, Texas) Account #000025074 Judgment Through Tax Year: 2016	\$1,901.41	PULLED
9	021062-CCL2	Gladewater Independent School District v Red Pepper Properties, LLC ET AL	Lot 2, Block 1, New City Block 3619, Glendale, Gregg County, Texas (Document #200300608 of the Official Public Records of Gregg County, Texas) Account #000044006 Judgment Through Tax Year: 2016	PULLED	PULLED