

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

**April 3, 2018 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 APRIL 3, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
1	5388	Jasper County et al v Wilie G. Taylor, III, AKA Willie Garland Taylor AKA Willie Gardland Taylor, III, et al	Lot 4, J.B. Stimits Subdivision, a subdivision in Jasper County, Texas, according to the map or plat thereof recorded in Volume 1, Page 22, Plat of Jasper County, Texas Account #R036391 Judgment Through Tax Year: 2015	\$21,676.07	
2	5948	Jasper Independent School District v Heriberto Briones et al	0.786 Acre, more or less, out of Abstract 20 of the E. Isaacs Survey, described as Lots 20 and 21, Highway 252 Estates and a Manufactured Home, Label #HWC0244261, Serial #CLW008922TX, Jasper County, Texas (Volume 550, Page 228 Jasper County, Texas) Account #R026498 Judgment Through Tax Year: 2015	\$4,599.91	
3	5571	Jasper Independent School District v Stephen Adams	<b>TRACTS 1 &amp; 2:</b> 1.13 Acres, more or less, out of Abstract 3 of the John Bevil League, Jasper County, Texas (Volume 501, Page 817 Jasper County, Texas) Account #R001531 Judgment Through Tax Year: 2016 <b>AND</b> Improvements Only, being a Manufactured Home, Label #RAD0900776/7, Serial #CHVM199687011204A/B, Jasper County, Texas Account #R416158 Judgment Through Tax Year: 2016	\$5,176.15	
4	5578	Jasper Independent School District v Bobby L. Jackson et al	0.6574 Acre, more or less, out of Abstract 33 of the John Saul League, Jasper County, Texas (Volume 764, Page 8 Jasper County, Texas) Account #R312309 Judgment Through Tax Year: 2014	\$8,102.20	
5	5759	Jasper Independent School District v Clara B. Adams	1.00 Acre, more or less, being part of a 2.00 Acre Tract, Abstract 158 of the Thomas Green Survey, Jasper County, Texas, and being the north 1/2 of the 2.00 Acres facing the street (Volume 171, Page 227 SAVE AND EXCEPT Volume 1008, Page 1100 Jasper County, Texas) Account #R009111 Judgment Through Tax Year: 2016	\$16,262.70	
6	5926	Jasper Independent School District v Perry Ann Boyett	0.235 Acre, more or less, out of Abstract 20 of the E. Isaacs Survey, and a Manufactured Home, Label #TEX0559185/6, Serial #HOTX10A00578A/B, Jasper County, Texas (Volume 720, Page 371 Jasper County, Texas) Account #R004276 Judgment Through Tax Year: 2016	\$8,391.04	
7	5993	Jasper Independent School District v Lola Brown et al	3.5 Acres, more or less, out of Abstract 176 of the H H Hough Survey, Jasper County, Texas (Volume 137, Page 336 SAVE AND EXCEPT Volume 395, Page 604 Jasper County, Texas) Account #R009647 Judgment Through Tax Year: 2016	\$28,047.40	
8	6243	Jasper Independent School District v Gary R. Smith	6.00 Acres, more or less, out of Abstract 727 of the J Lane Survey, Jasper County, Texas (Volume 340, Page 559 Jasper County, Texas) Account #R019811 Judgment Through Tax Year: 2016	\$4,001.93	
9	6403	Evadale Independent School District v Catherine C. Bright AKA Catherine C. Charping et al	0.82 Acres, more or less out of Abstract 364 of the Lawrence & Creecy Survey, Jasper County, Texas (Volume 404, Page 738 of the Deed Records, Jasper County, Texas) Account #R013715 Judgment Through Tax Year: 2016	\$2,786.11	
10	6408	Jasper Independent School District v Eloise Bailey et al	0.39 Acre, more or less, out of Abstract 158 of the Thomas Green Survey, Jasper County, Texas (Volume 541, Page 592 of the Deed Records, Jasper County, Texas) Account #R009279 Judgment Through Tax Year: 2016	\$6,822.76	

11	6408	Jasper Independent School District v Eloise Bailey et al	0.36 Acres more or less, out of Abstract 158 of the Thomas Green Survey, Jasper County, Texas (Volume 376, Page 871 of the Deed Records, Jasper County, Texas) Account #R009123 Judgment Through Tax Year: 2016	\$2,340.33	
12	6527	Evadale Independent School District v Freda McGallion et al	Improvements Only, 1995, 16 x 76, Premier, Label #TRA0283393, Serial #MSB961680SN23345, Jasper County, Texas Account #R414640 Judgment Through Tax Year: 2016	\$6,172.63	
13	6599	Jasper Independent School District v Lamerle Milton et al	0.10 Acre, more or less, being out of and part of Abstract 2, John Bevil League, Jasper County, Texas (Volume 863, Page 905 Jasper County, Texas) Account #R000570 Judgment Through Tax Year: 2016	\$650.00	
14	6698	Jasper Independent School District v Cynthia Adkins	2.982 Acres, more or less, out of Abstract 929 of the H & T.C. Section 214, Jasper County, Texas (Volume 802, Page 1093 Jasper County, Texas) Account #R022075 Judgment Through Tax Year: 2016	\$12,947.29	
15	6720	Jasper Independent School District v Keith Howard King et al	0.146 Acre, more or less, Abstract 2, John Bevil League, Jasper County, Texas (Volume 448, Page 339 Jasper County, Texas) Account #R026790 Judgment Through Tax Year: 2016	\$4,584.13	

**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:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
1	5762	Jasper Independent School District v William & Mary Strong Estate	2.838 Acres, more or less, out of Abstract 2 of the John Bevil League, Jasper County, Texas (Volume 685, Page 1046 Jasper County, Texas) Account #R001298 Bid in Trust 4/4/2017 Judgment Through Tax Year: 2015	\$18,000.00	
2	5920	Jasper Independent School District v M T Hicks et al	Improvements Only, being a Manufactured Home, Label #TEX0382529, Serial #CHCDTX801439310201, Jasper County, Texas Account #R316814 Bid in Trust 8/2/2016 Judgment Through Tax Year: 2015	\$500.00	
3	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 Bid in Trust 8/1/2017 Judgment Through Tax Year: 2016	\$2,000.00	
4	5945	Jasper Independent School District v John Michael Hext et al	2.00 Acres, more or less, out of Abstract 915 of the J.H. Kirby Survey, Tract 28, Jasper County, Texas (Volume 208, Page 389 Jasper County, Texas) Account #R021785 Bid in Trust 8/2/2016 Judgment Through Tax Year: 2015	\$3,500.00	
5	5946	Jasper Independent School District v Cedric McGill	2.00 Acres, more or less, out of Abstract 340 of the S S Lewis Survey, Jasper County, Texas (Volume 773, Page 350 Jasper County, Texas) Account #R013427 Bid in Trust 4/4/2017 Judgment Through Tax Year: 2015	\$3,500.00	
6	5964	Jasper Independent School District v Virginia Adams	East 1/2 of Lot 9, out of Oakcrest Village in the Edward Good League, Abstract 15, Jasper County, Texas (Volume 376, Page 674 Jasper County, Texas) Account #R027880 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2014	\$200.00	
7	6003	Jasper Independent School District v Mike Tawney et al	Improvements Only, being a Manufactured Home, Label #LOU0024382/3, Serial #LAWH248048A/B, Jasper County, Texas Account #R005153 Bid in Trust 4/5/2016 Judgment Through Tax Year: 2014	\$500.00	
8	6009	Jasper Independent School District v Curtis Land et al	0.21 Acre, more or less, out of Abstract 567 of the Thomas Wilson Survey, Jasper County, Texas (Volume 201, Page 357 AND Volume 506, Page 26 Jasper County, Texas) Account #R017686 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2014	\$100.00	
9	6073	Jasper Independent School District v Henry Ward et al	0.115 Acre, more or less, out of Abstract 2 of the John Bevil League, Jasper County, Texas (Volume 299, Page 784 Jasper County, Texas) Account #R001362 Bid in Trust 4/4/2017 Judgment Through Tax Year: 2015	\$2,500.00	
10	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 Bid in Trust 8/1/2017 Judgment Through Tax Year: 2015	\$2,500.00	

11	6236	Jasper Independent School District v J J King Estate	1.49 Acres, more or less, out of Abstract 2 of the John Bevil League, Jasper County, Texas (Volume 81, Page 589 SAVE AND EXCEPT Volume 196, Page 590 Jasper County, Texas) Account #R000731 Bid in Trust 4/4/2017 Judgment Through Tax Year: 2015	\$11,300.00	
12	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 Bid in Trust 8/1/2017 Judgment Through Tax Year: 2015	\$1,500.00	
13	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 Bid in Trust 8/1/2017 Judgment Through Tax Year: 2016	\$2,000.00	