

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

**April 7, 2020 at 10:00 AM
Courthouse Door of Jasper County, 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 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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.

If you have any questions, you may contact our office in Jasper at (409) 383-0509.

PROPERTIES TO BE SOLD ON APRIL 7, 2020:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	5281	Jasper County et al v Michele Kay Bailey FKA Michele Kay Cole AKA Michele Kay Hurst	2.00 Acres, more or less, out of Abstract 96, of the James A. Craig Survey, Jasper County, Texas as described in "Exhibit "A" in deed dated September 10, 2004 from Kathy L. Richard to Michele Kay Cole in Volume 754, Page 1041 Official Public Records, Jasper County (Volume 754, Page 1041 described as Tract 2 in "Exhibit "A" in deed dated September 10, 2004 from Kathy L. Richard to Michele Kay Cole) Account #R007489 Judgment Through Tax Year: 2016	\$5,689.96
2	5955	Jasper Independent School District v Kevin Chestnut et al	2.28 Acres, more or less, out of Abstract 158 of the Thomas Green Survey, Jasper County, Texas (Volume 198, Page 226 SAVE AND EXCEPT Volume 311, Page 750, Volume 313, Page 891 AND Volume 784, Page 209 Jasper County, Texas) Account #R324283 Judgment Through Tax Year: 2016	\$7,024.75
3	5991	Jasper Independent School District v Donald Thompson et al	Lot #39 of Section E-5, a subdivision of Rayburn Country, Jasper County, Texas (Volume 459, Page 401 also described as Volume 1, Page 137 of the Map Records, Jasper County, Texas) Account #R031567 Judgment Through Tax Year: 2018	\$19,585.51
4	6253	Jasper Independent School District v Jesse Perego Estate	0.4 Acre, more or less, out of Abstract 235 of the H & TC Section 215, Jasper County, Texas (Volume 338, Page 403 of the Official Public Records, Jasper County, Texas) Account #R010646 Judgment Through Tax Year: 2018	\$13,592.88
5	6350	Jasper Independent School District v Jimmy Gilson Estate	Lot 20, 21 & Lot 22, Block 2, Blackshear Addition, Jasper County, Texas (Volume 680, Page 419 Jasper County, Texas) Account #R023810 Judgment Through Tax Year: 2018	\$8,778.87
6	6634	Jasper Independent School District v Claude Limbrick, Sr.	Tracts 50-B, 51-B and 52-B out of the Crystal River Section Two Subdivision, Thomas B. Hulling Survey, Jasper County, Texas (Volume 637, Page 406 Jasper County, Texas) Account #R025873 Judgment Through Tax Year: 2017	\$9,354.08
7	6749	Jasper Independent School District v H C Bryant et al	10.67 Acres, more or less, being described as 10.5 Acres, more or less, out of Abstract 727 of the Joseph Lane League, Jasper County, Texas (Volume 73, Page 622 Jasper County, Texas) Account #R019754 Judgment Through Tax Year: 2018	\$8,053.73
8	6819	Jasper Independent School District v Benjamin Robinson	0.439 Acre, more or less, out of Abstract 2 of the John Bevil League, Jasper County, Texas (Volume 934, Page 204 Jasper County, Texas) Account #R001264 Judgment Through Tax Year: 2017	\$18,638.85
9	6830	Jasper Independent School District v Jerry D. Doss et al	1.00 Acre, more or less, out of Abstract 915, H & T.C. Section 212, Jasper County, Texas (Volume 409, Page 193 Jasper County, Texas) Account #R021761 Judgment Through Tax Year: 2018	\$28,231.16
10	6834	Jasper Independent School District v Sandra K. Latimer Lyon	being 1/2 of Lot 3, and all of Lots 4 and 5, Forest Hill Section One (1), a subdivision of Jasper County, Texas (Volume 230, Page 498 Jasper County, Texas) Account #R026009 Judgment Through Tax Year: 2018	\$15,733.16
11	6834	Jasper Independent School District v Sandra K. Latimer Lyon	Lot 213, Section 3, Forest Hills Subdivision, Jasper County, Texas (Volume 537, Page 886 Jasper County, Texas) Account #R026203 Judgment Through Tax Year: 2018	\$2,285.03
12	6837	Jasper Independent School District v Patricia A. Grunden et al	Lot 153 of Section E-5, a Subdivision of Rayburn County, Jasper, Texas (Volume 379, Page 355 Jasper County, Texas) Account #R031681 Judgment Through Tax Year: 2018	\$18,341.29

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	6913	Evadale Independent School District v Charles Chessser et al	Being Lot 29 out and part of the J B Stimits Subdivision, also being described as 0.2890 Acre of land, more or less, out of the G A Patillo Survey, A-402, and being more particularly described in Volume 539, Page 718 of the Official Public Records, Jasper County, Texas (Volume 539, Page 718 of the Official Public Records, Jasper County, Texas) Account #R036415 Judgment Through Tax Year: 2018	\$10,518.28
14	6918	Jasper Independent School District v Jesse R. Funchess II et al	Being Lot Number 20 of Section 4, a Subdivision of Rayburn County, in Jasper County, Texas, as per the plat thereof recorded on Page 78 of the Plat Records of Jasper County, Texas Account #R031328 Judgment Through Tax Year: 2018	\$13,548.89
15	6918	Jasper Independent School District v Jesse R. Funchess II et al	Being Lot Number 21 of Section 4, a Subdivision of Rayburn County in Jasper County, Texas, as per the plat thereof recorded on Page 78 of the Plat Records of Jasper County, Texas Account #R031329 Judgment Through Tax Year: 2018	\$13,548.89
16	6932	Jasper Independent School District v Dianne Elizabeth Pace et al	Being the East half of Lots 1 and 2, Block 1, College Heights Addition to the City of Jasper, Jasper County, Texas, 600 Olive St Account #R027052 Judgment Through Tax Year: 2018	\$8,771.75
17	6991	Jasper Independent School District v Diana Ashworth Jackson et al	Being 6.011 Acres of land, more or less, out of the John Bevil Survey, A-2, Jasper County, Texas and being more particularly described as Tract 1 in Volume 901 Page 658 of the Official Records of Jasper County, Texas (Volume 901, Page 658 of the Official Records of Jasper County, Texas) Account #R000253 Judgment Through Tax Year: 2018	\$4,476.42
18	6991	Jasper Independent School District v Diana Ashworth Jackson et al	Being 3.747 Acres of land, more or less, out of the John Bevil Survey, A-2, Jasper County, Texas and being more particularly described as Tract 2 in Volume 901 Page 658 of the Official Records of Jasper County, Texas (Volume 901, Page 658 of the Official Records of Jasper County, Texas) Account #R000393 Judgment Through Tax Year: 2018	\$4,028.89
19	7030	Jasper Independent School District v Charles Roy Peck et al	Being 1.00 Acres of land, more or less, and being a part of the Robert Conn Survey, A-9, Jasper County, Texas and being more particularly described in Volume 411 Page 204 of the Deed Records of Jasper County, Texas (Volume 411, Page 204 of the Deed Records, Jasper County, Texas) Account #R003032 Judgment Through Tax Year: 2018	\$7,518.18