

DELINQUENT TAX SALE - GLADEWATER INDEPENDENT SCHOOL DISTRICT AND THE CITY OF GLADEWATER, TEXAS, UPSHUR COUNTY, TEXAS

July 7, 2026 at 10:00AM

under the canopy covering entrance of the Upshur County Justice Center located at 405 North Titus, Gilmer, Texas 75644

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as 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 McCreary, Veselka, Bragg & Allen, PC (MVBA)**. 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 Upshur 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.

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 JULY 7, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1			0.3857 Acre, more or less, out of the Henry W. Augustine Survey, Abstract 8, City of Gladewater, Upshur County, Texas and being Lot 8, Hawley Estates Plat A (Section 5, First Tract, Volume 389, Page 217, Deed Records, Upshur County, Texas) Account #0000012110 Judgment Through Tax Year: 2025	\$8,847.83
2	22-95TX	Gladewater Independent School District v Ray D. Hawley, Jr. et al	TRACT 1 0.359 Acre, more or less, out of the Henry W. Augustine Survey, Abstract 8, City of Gladewater, Upshur County, Texas and being Lot 16, Hawley Estates Plat "A" (Section 5, Fourth Tract, Volume 389, Page 217, Deed Records, Upshur County, Texas) Account #0000012112 Judgment Through Tax Year: 2025 TRACT 2 1.00 Acre, more or less, out of the Henry W. Augustine Survey, Abstract 8, City of Gladewater, Upshur County, Texas and being Lot 17, Hawley Estates Plat "A" (Section 5, Fourth Tract, Volume 389, Page 217, Deed Records, Upshur County, Texas) Account #0000012111 Judgment Through Tax Year: 2025	\$16,882.31
3			1.11 Acre, more or less, out of the George Hampton Survey, Abstract 229 & McCarty Survey, Abstract 358, Upshur County, Texas and being Lot 9, Hawley Estates Plat "B" (Section 5, Fourth Tract, Volume 389, Page 217, Deed Records, Upshur County, Texas) Account #0000012114 Judgment Through Tax Year: 2025	\$4,655.73
4	23-50TX	Gladewater Independent School District v Thomas Curtis Lockett, Sr. et al	1.00 Acre, more or less, out of the J. L. McCarty Survey, Abstract 358, City of Gladewater, Upshur County, Texas (Volume 395, Page 912, Deed Records, Upshur County, Texas) Account #0000052804/52804/N00656634 Judgment Through Tax Year: 2025	\$5,660.00
5	23-61TX	Gladewater Independent School District v Mary Katherine Vaden et al	1.768 acres, more or less, out of the T Allen Survey, Abstract 666, Upshur County, Texas (Volume 330, Page 646, SAVE AND EXCEPT, Volume 378, Page 79, Volume 380, Page 204 and Document #201504303, Official Records, Upshur County, Texas) Account #0000010952/18952 Judgment Through Tax Year: 2025	WITHDRAWN
6	23-62TX	Gladewater Independent School District v Sally Mathis	TRACT 1 Lots 10 & 12, Block 1, New Lake Addition to the City of Gladewater, Upshur County, Texas (Volume 1264, Page 401, Official Records, Gregg County, Texas) Account #12228/0000012228 Judgment Through Tax Year: 2024 TRACT 2 0.0275 acre, more or less, out of the H W Augustine Survey, Abstract 8, Upshur County, Texas (Volume 1264, Page 403, Official Records, Upshur County, Texas) Account #12230/0000012230 Judgment Through Tax Year: 2024 TRACT 3 Lots 1 thru 9 and Lot 13, Block 1, New Lake Addition to the City of Gladewater, Upshur County, Texas (Volume 1264, Page 405, Official Public Records, Upshur County, Texas) Account #65047361/0065047361 Judgment Through Tax Year: 2024	\$14,021.86
7			TRACT 1 East 40' of Lot 13, Lots 14 thru 17, Block 2, New Lake Addition to the City of Gladewater, Upshur County, Texas (Volume 1264, Page 399, Official Records, Upshur County, Texas) Account #12231/0000012231 Judgment Through Tax Year: 2024 TRACT 2 Lots 2 thru 11, Block 2, New Lake Addition to the City of Gladewater, Upshur County, Texas (Volume 1264, Page 397, Official Records, Upshur County, Texas) Account #15555/0000015555 Judgment Through Tax Year: 2024	\$7,936.78

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	24-18TX	Gladewater Independent School District v Coppercity Investments LLC et al	Part of Lots 16-19, Block 3, Silver City Addition No. 2, City of Gladewater, Upshur County, Texas (Document #201002963, Official Records, Upshur County, Texas), 312 S Cahier St, Gladewater, Texas 75647-1614 Account #000013497/43497 Judgment Through Tax Year: 2025	\$4,893.67
9	24-61TX	Gladewater Independent School District v Walker C. McCown et al	2.655 Acres, more or less, out of the M. A. Espareia Survey, Abstract 149, Upshur County, Texas (Document #202104281, Official Records, Upshur County, Texas), 5023 Scrub Pine Rd, Big Sandy, Texas 75755-5191 Account #0065107266 Judgment Through Tax Year: 2025	\$11,908.92
10	25-18TX	Gladewater Independent School District v Richard Damon Wallace	5.396 acres, more or less, out of the H. W. Augustine Survey, Abstract 5, Upshur County, Texas (Volume 1234, Page 455, Official Records, Upshur County, Texas) Account #0065079254 Judgment Through Tax Year: 2025	WITHDRAWN
11	25-230-DCCV-00153	Gladewater Independent School District v Lee Lyons	A Manufactured Home Only, Label #NTA1922276, Upshur County, Texas, 3553 FM 1404, Big Sandy, Texas 75755-5250 Account #0065106481 Judgment Through Tax Year: 2025	\$6,646.49
12	25-41TX	Gladewater Independent School District v Charles Ray Gage et al	6.00 Acres, more or less, out of the B. F. Howard Survey, Abstract 196, Upshur County, Texas (Volume 397, Page 461, Deed Records, Upshur County, Texas) Account #000011460 Judgment Through Tax Year: 2025	WITHDRAWN