DELINQUENT TAX SALE - TATUM INDEPENDENT SCHOOL DISTRICT, RUSK COUNTY, TEXAS
August 4, 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 AUGUST 4, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	2022-081	Tatum Independent School District v Rachel J. Reynolds et al	1.8080 Acres, more or less, out of the P. Wells Survey, Abstract 842, Rusk County, Texas (Volume 1121, Page 828 and Volume 1863, Page 63, OPR) Account #25695 Judgment Through Tax Year: 2025	$47,094.39
2	2024-029	Tatum Independent School District v Marion Bradford et al	9.634 acres, more or less, out of the J Matthews Survey, Abstract 24, Rusk County, Texas (Volume 2343, Page 803, Official Records, Rusk County, Texas) Account #60650 Judgment Through Tax Year: 2025	$9,992.69
3	2024-029	Tatum Independent School District v Marion Bradford et al	**TRACT 1**: 0.001722 RI ROCKCLIFF ENER OPER 96182 KANGERGA GU (9) REAL AB 236 ETAL SAMUEL DAVIS ETAL WELL 9 RRC 220978 681.27 AC Account #1038506 Judgment Through Tax Year: 2025 **TRACT 2**: 0.001722 RI ROCKCLIFF ENER OPER 91126 KANGERGA GU (4) REAL AB 236-24 S DAVIS-MATTHEW SUR WELL 4 RRC 100152 681.27 AC Account #125767 Judgment Through Tax Year: 2025 **TRACT 3**: 0.001722 RI ROCKCLIFF ENER OPER 95083 KANGERGA GU (5) REAL AB 236 SAMUEL DAVIS SUR WELL 5 RRC 153275 681.27 AC Account #125778 Judgment Through Tax Year: 2025 **TRACT 4:** 0.001722 RI ROCKCLIFF ENER OPER 91124 KANGERGA GU (2) REAL AB 236-24 S DAVIS-MATTHEW SUR WELL 2 RRC 99795 681.27 AC Account #125816 Judgment Through Tax Year: 2025 **TRACT 5**: 0.001722 RI ROCKCLIFF ENER OPER 91125 KANGERGA GU (3) REAL AB 236-24 S DAVIS-MATTHEW SUR WELL 3 RRC 100850 681.27 AC Account #125864 Judgment Through Tax Year: 2025	$3,308.68
4	2024-291	Tatum Independent School District v Jerlene Garrett et al	**TRACT 1**: BEING A 0.001781 ROYALTY INTEREST IN THE YOUNG GAS UNIT, WELL 3, RRC# 06-166950, OPERATED BY ROCKCLIFF ENERGY OPERATING, LLC, RUSK COUNTY, TEXAS. Account #149516/1336778/1336374 Judgment Through Tax Year: 2025 **TRACT 2**: BEING A 0.001781 ROYALTY INTEREST IN THE YOUNG GAS UNIT, WELL 2, RRC# 06-1669499, OPERATED BY ROCKCLIFF ENERGY OPERATING, LLC, RUSK COUNTY, TEXAS. Account #149552/1338904/1338790 Judgment Through Tax Year: 2025	$50.00
5	2024-331	Tatum Independent School District v Johnny B. Thames, Jr. et al	Lot 26, Stafford Country Estates Subdivision, Rusk County, Texas (Volume 1226, Page 823, Deed Records, Rusk County, Texas) Account #29103 Judgment Through Tax Year: 2025	$10,083.90
6	2024-352	Tatum Independent School District v Johnny Michael Stafford	A portion of Lot 16 and small part of Lot 17, Stafford Country Estates, Rusk County, Texas (Volume 3047, Pag 550, SAVE AND EXCEPT, that portion of Lot 16 in Volume 1769, Page 421 Deed Records, Rusk County, Texas) Account #29093 Judgment Through Tax Year: 2025	$6,341.50
7	2024-460	Tatum Independent School District v Archie Beall et al	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, Rusk County, Texas (Volume 112, Page 239 SAVE & EXCEPT that property more particularly described in Volume 811, Page 396, Deed Records, Rusk County, Texas) Account #2186/2188 Judgment Through Tax Year: 2025	$23,998.88

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	2024-460	Tatum Independent School District v Archie Beall et al	An undivided 1/4 interest in 63.00 Acres, more or less, out of the F. Castro Survey, Abstract 4 & out of the J. McClain Survey, Abstract 19, Rusk County, Texas (Volume 112, Page 238 SAVE & EXCEPT that property more particularly described in Volume 114, Page 640, Deed Records, Rusk County, Texas) Account #2190/2187 Judgment Through Tax Year: 2025	$55,287.45
9	2024-462	Tatum Independent School District v L. T. Coleman et al	An undivided 1/3 interest in 75.00 Acres, more or less, out of the F. Castro Survey, Abstract 4 & out of the J. McClain Survey, Abstract 19, Rusk County, Texas (Volume 112, Page 239 SAVE & EXCEPT that property more particularly described in Volume 811, Page 396, Deed Records, Rusk County, Texas) Account #6180/6181 Judgment Through Tax Year: 2025	$14,844.90
10	2024-462	Tatum Independent School District v L. T. Coleman et al	**TRACT 1**: 0.000563 RI, Booth-Freeman GU 15, Well #15, RRC #223288, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1335254 Judgment Through Tax Year: 2025 **TRACT 2**: 0.000563 RI, Booth-Freeman GU 12, Well #12, RRC #213451, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1335476 Judgment Through Tax Year: 2025 **TRACT 3**: 0.000563 RI, Booth-Freeman GU 10, Well #10, RRC #186312, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1335619 Judgment Through Tax Year: 2025 **TRACT 4:** 0.000563 RI, Booth-Freeman GU 7, Well #7, RRC #162530, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1336569 Judgment Through Tax Year: 2025 **TRACT 5**: 0.000563 RI, Booth-Freeman GU 14, Well #14, RRC #220385, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1337470 Judgment Through Tax Year: 2025 **TRACT 6:** 0.000563 RI, Booth-Freeman GU 13, Well #13, RRC #216613, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1337733 Judgment Through Tax Year: 2025 **TRACT 7**: 0.000563 RI, Booth-Freeman GU 16, Well #16, RRC #233350, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1338600 Judgment Through Tax Year: 2025 **TRACT 8**: 0.000563 RI, Booth-Freeman GU 9, Well #9, RRC #185542, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1338922 Judgment Through Tax Year: 2025 **TRACT 9**: 0.000483 RI , Booth-Freeman GU 2, 3, 4 & 5, Wells #2, 3, 4 & 5, RRC #76642 & #103989, F. Castro Survey, Abstract 4, Chisos, Ltd., Rusk County, Texas Account #1339333 Judgment Through Tax Year: 2025 **TRACT 10:** 0.000563 RI, Booth-Freeman GU 11, Well #11, RRC #197682, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1347436 Judgment Through Tax Year: 2025	$3,032.43

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11	2024-462	Tatum Independent School District v L. T. Coleman et al	**TRACT 1**: 0.000563 RI, Booth-Freeman GU 13, Well #13, RRC #216613, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1335631 Judgment Through Tax Year: 2025 **TRACT 2:** 0.001102 RI, Sanders GU 1, J. McClain Survey, Abstract 19, Chisos, Ltd. & Rockcliff Energy, Rusk County, Texas Account #1335777 Judgment Through Tax Year: 2025 **TRACT 3**: 0.000563 RI, Booth-Freeman GU 1, Well #1, RRC #29903, F. Castro Survey, Abstract 4, Sydri Operating, LLC, Rusk County, Texas Account #1336289 Judgment Through Tax Year: 2025 **TRACT 4**: 0.000563 RI, Booth-Freeman GU 16, Well #16, RRC #233350, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1336701 Judgment Through Tax Year: 2025 **TRACT 5**: 0.000563 RI, Booth-Freeman GU 15, Well #15, RRC #223288, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1337844 Judgment Through Tax Year: 2025 **TRACT 6**: 0.000483 RI, Booth-Freeman GU 2, 3, 4 & 5, Wells #2, 3, 4 & 5, RRC #76642 & #103989, F. Castro Survey, Abstract 4, Chisos, Ltd., Rusk County, Texas Account #1338065 Judgment Through Tax Year: 2025 **TRACT 7**: 0.000563 RI, Booth-Freeman GU 10, Well #10, RRC #186312, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1338199 Judgment Through Tax Year: 2025 **TRACT 8**: 0.000563 RI, Booth-Freeman GU 7, Well #7, RRC #162530, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1338287 Judgment Through Tax Year: 2025 **TRACT 9**: 0.000563 RI, Booth-Freeman GU 12, Well #12, RRC #213451, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1338871 Judgment Through Tax Year: 2025 **TRACT 10**: 0.000563 RI, Booth-Freeman GU 14, Well #14, RRC #220385, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1339085 Judgment Through Tax Year: 2025 **TRACT 11**: 0.000563 RI, Booth-Freeman GU 6, Well #6, RRC #176284, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1339238 Judgment Through Tax Year: 2025 **TRACT 12**: 0.000563 RI, Booth-Freeman GU 9, Well #9, RRC #185542, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1339394 Judgment Through Tax Year: 2025 **TRACT 13**: 0.000563 RI, Booth-Freeman GU 11, Well #11, RRC #197682, F. Castro Survey, Abstract 4, Rockcliff Energy, Rusk County, Texas Account #1347530 Judgment Through Tax Year: 2025 **TRACT 14**: 0.001762 RI, Sanders Gas Unit, J. McClain Survey, Abstract 19, Torch Energy Serv, Rusk County, Texas Account #207843 Judgment Through Tax Year: 2025 **TRACT 15**: 0.000065 RI, Pepper E H Gas Unit 2, 3, 4 & 5, RRC #103634, #110207 & #119813, D. Simpson Survey, Abstract 37, Torch Energy Serv, Rusk County, Texas Account #207851 Judgment Through Tax Year: 2025	$4,698.88

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	2025-042	Tatum Independent School District v Ellen E. Johnson	**TRACT 1:** Being a 0.000268 Royalty Interest in the Booth-Freeman GU Well 9, RRC# 185542, Francisco Castro Survey, operated by TGNR East Texas II, LLC, Rusk County, Texas. Account #1158473 Judgment Through Tax Year: 2025 **TRACT 2**: Being a 0.000268 Royalty Interest in the Booth-Freeman GU Well 7, RRC# 162530, Francisco Castro Survey, operated by TGNR East Texas II, LLC, Rusk County, Texas. Account #1158493 Judgment Through Tax Year: 2025 **TRACT 3**: Being a 0.000268 Royalty Interest in the Booth-Freeman GU Well 12, RRC# 213451, Francisco Castro Survey, operated by TGNR East Texas II, LLC, Rusk County, Texas. Account #1158642 Judgment Through Tax Year: 2025 **TRACT 4**: Being a 0.00023 Royalty Interest in the Booth-Freeman GU Well 2, RRC# 076642, Well 3, RRC# 106989, Well 4, RRC# 113294 and Well 5, RRC# 116830, operated by Chisos Ltd, Rusk County, Texas. Account #1159166 Judgment Through Tax Year: 2025 **TRACT 5:** Being a 0.000268 Royalty Interest in the Booth-Freeman GU Well 13, RRC# 216613, Francisco Castro Survey, operated by TGNR East Texas II, LLC, Rusk County, Texas. Account #1159496 Judgment Through Tax Year: 2025 **TRACT 6:** Being a 0.000268 Royalty Interest in the Booth-Freeman GU Well 16, RRC# 233350, Francisco Castro Survey, operated by TGNR East Texas II, LLC, Rusk County, Texas. Account #1160479 Judgment Through Tax Year: 2025 **TRACT 7**: Being a 0.000268 Royalty Interest in the Booth-Freeman GU Well 10, RRC# 186312, Francisco Castro Survey, operated by TGNR East Texas II, LLC, Rusk County, Texas. Account #1160615 Judgment Through Tax Year: 2025 **TRACT 8**: Being a 0.000268 Royalty Interest in the Booth-Freeman GU Well 15, RRC# 223288, Francisco Castro Survey, operated by TGNR East Texas II, LLC, Rusk County, Texas. Account #1161001 Judgment Through Tax Year: 2025	$1,050.00
13	2025-285	Tatum Independent School District v Noel Pierre McGill et al	Lot 3, Block N3, Range 'A', City of Tatum, Rusk County, Texas (Volume 2063, Page 115, Official Records, Rusk County, Texas) Account #15108 Judgment Through Tax Year: 2025	$22,863.53
14	2025-304	Tatum Independent School District v Sherry McCraken Meador	1.0090 acres, more or less, in the D Simpson Survey, Abstract 37, Rusk County, Texas (Volume 2201, Page 735, SAVE AND EXCEPT, Volume 2921, Page 358, Official Records, Rusk County, Texas) Account #38920 Judgment Through Tax Year: 2025	$12,125.17
15	2025-363	Tatum Independent School District v Charles Sammons	WITHDRAWN **TRACT 1**: 26.80 Acres, more or less, out of the J. Walling Survey, Abstract 42, Rusk County, Texas (Tract One, Volume 3929, Page 774 SAVE & EXCEPT that property more particularly described in Volume 2954, Page 734, Deed Records, Rusk County, Texas) Account #32944 Judgment Through Tax Year: 2025 **TRACT 2:** 1.00 Acre, more or less, out of the J. Walling Survey, Abstract 42, Rusk County, Texas (Tract Two, Volume 3929, Page 774, Deed Records, Rusk County, Texas) Account #32927 Judgment Through Tax Year: 2025	$5,792.62
16	2025-402	Tatum Independent School District v Richard Clay et al	0.94 Acre, more or less, out of the D. Cortinas Survey, Abstract 160, Rusk County, Texas (Volume 1669, Page 480 & Volume 2069, Page 803, Deed Records, Rusk County, Texas) Account #5856 Judgment Through Tax Year: 2025	$3,307.32