

**DELINQUENT TAX SALE
GLADEWATER INDEPENDENT SCHOOL DISTRICT
UPSHUR COUNTY, TEXAS**

**September 4, 2018 at 10:00 a.m.
North Door of Courthouse, Gilmer, 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 **MVBA (McCreary Veselka Bragg & Allen)**. 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.

If you have any questions, you may contact our office in Longview at (903) 757-5757.

PROPERTIES TO BE SOLD ON SEPTEMBER 4, 2018:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, ACCT # | MIN BID | NOTES |
|-------|------------|---|--|-------------|-------|
| 1 | 13-42TX | Gladewater Independent School District v Samantha Clark | Improvement Only, being a house, located on Hawley Lane out of Abstract 8 of the Henry W. Augustine Survey, Upshur County, Texas Account #0000076641 Judgment Through Tax Year: 2016 | \$5,965.72 | |
| 2 | 14-40TX | Gladewater Independent School District v Allen Pilcher | Lot 1, Lot 2, Block 3, Tribble Addition, an addition to the City of Gladewater, Upshur County, Texas (Volume 486, Page 2685 of the Official Public Records of Upshur County, Texas) Account #0000011393 Judgment Through Tax Year: 2014 | \$10,321.21 | |
| 3 | 14-79TX | Gladewater Independent School District v George R. Jordan ETAL | 2.00 Acres, more or less, out of Abstract 666 of the Thompson Allen Survey, Upshur County, Texas (Volume 253, Page 581 of the Deed Records of Upshur County, Texas) Account #0000012762 Judgment Through Tax Year: 2016 | \$26,315.50 | |
| 4 | 14-81TX | Gladewater Independent School District v Dollen Thompson | Lot 6B, Block 2, Rotramel-Jackson (AKA Jackson-Rotramel) Addition, an addition to the City of Gladewater, Upshur County, Texas (Volume 397, Page 976 (TRACT II) of the Official Public Records of Upshur County, Texas) Account #0000009726 Judgment Through Tax Year: 2015 | \$2,940.15 | |
| 5 | 15-19TX | Gladewater Independent School District v Lela Barnes Ross | 3.212 Acres, more or less, out of Abstract 229 of the George Hampton Survey, Upshur County, Texas (Tract I Volume 157, Page 488, SAVE and EXCEPT Volume 432, Page 877 and Volume 305, Page 901 of the Deed Records of Upshur County, Texas) Account #0000070865 Judgment Through Tax Year: 2016 | \$12,199.83 | |
| 6 | 15-46TX | Gladewater Independent School District v Glenn Edward Gordon ETAL | Lot 3, Block 2, Silver City Addition #2 formely known as Lot 3, Block 3 of the Asbury Lockett Addition to the City of Gladewater, Upshur County, Texas (Volume 69, Page 585 of the Deed Records of Upshur County, Texas) Account #0000010226 Judgment Through Tax Year: 2016 | \$10,381.38 | |
| 7 | TX15-00077 | Gladewater Independent School District v Titus Prince et al | 0.450 Acre, more or less, out of Abstract 175 of the William Goodwin Survey, Upshur County, Texas (Volume 1105, Page 309 of the Official Public Records, Upshur County, Texas) Account #0000012586 Judgment Through Tax Year: 2015 | \$3,463.05 | |
| 8 | TX16-00001 | Gladewater Independent School District v Sasha Bennett | 4.17 Acres, more or less, out of Abstract 182 of the Randolph M Gilbert Survey, Upshur County, Texas and being the same tract of land described in deed from Alma Johnston and wife, Julia Johnston to William Bennenett and Terry Bennett, recorded in Volume 538, Page 919, of the Official Public Records of Upshur County, Texas and a manufactured home, Label #TXS0515303, Serial #9601999 (Volume 912, Page 539 of the Official Public Records of Upshur County, Texas) Account #0000013619 Judgment Through Tax Year: 2016 | \$2,070.15 | |
| 9 | TX16-00020 | Gladewater Independent School District v Robert Aloysus Hallette et al | 0.876 Acre, more or less, out of Abstract 666 of the Thompson Allen Survey, Upshur County, Texas (Volume 1081, Page 15 of the Deed Records, Upshur County, Texas) Account #0000010504 Judgment Through Tax Year: 2016 | \$16,985.70 | |
| 10 | TX16-00051 | Gladewater Independent School District v Ralph W. Allen, Jr. ETAL | North 25' of Lot 9 and all of Lot 10, Block 2, Gladeview Addition to the City of Gladewater, Upshur County, Texas (Volume 1214, Page 791 of the Official Public Records of Upshur County, Texas) Account #0000015779 Judgment Through Tax Year: 2016 | \$10,167.83 | |
| 11 | TX16-00054 | Gladewater Independent School District v Wells Fargo, N.A. | Lot 19, Block 5, Gladeview Addition to the City of Gladewater, Upshur County, Texas (Volume 1252, Page 432 of the Official Public Records of Upshur County, Texas) Account #0000015371 Judgment Through Tax Year: 2016 | \$6,956.93 | |