

**DELINQUENT TAX SALE  
NEWTON INDEPENDENT SCHOOL DISTRICT AND THE COUNTY OF NEWTON, TEXAS  
NEWTON COUNTY, TEXAS**

**October 2, 2018 at 10:00 AM  
Courthouse Door of Newton County**

**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 \_\_\_\_\_ . 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 Kountze at (409) 246-3000.

**PROPERTIES TO BE SOLD ON OCTOBER 2, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	3447-T	Newton Independent School District v Peter N. Collins et al	Lot 7, Block 1, Fuller Addition to the Town of Newton, Newton County, Texas (Volume 273, Page 633, Deed Records, Newton County, Texas), 109 North Street, Newton, Texas 75966 Account #004500001600/023222 Judgment Through Tax Year: 2017	TBA
2	3458-T	Newton Independent School District v Cody Hawthorne et al	A manufactured home only, Serial # MSFLW25A018120C11/B018120C11, Label #RAD1115420/21, PID3415, Newton County, Texas, 804 CR 3039 Account #63806/008500-094755 Judgment Through Tax Year: 2014	TBA
3	3706-T	Newton Independent School District v Thaddeus M. Franklin	Lot 2, Block 3, Kerr Addition #1, City of Newton, Newton County, Texas (Volume 489, Page 307, Deed Records, Newton County, Texas), 603 Kerr Street, Newton, Texas Account #000000023303 Judgment Through Tax Year: 2017	TBA
4	3720T	Newton Independent School District v Cherie Coker	Lot 4, Block 18, City of Newton, Newton County, Texas (Volume 387, Page 884, Deed Records, Newton County, Texas), 502 Houston Street, Newton, Texas, Texas 75966 Account #000000023120 Judgment Through Tax Year: 2017	TBA
5	3739T	The County of Newton, Texas v Sharon M. Stephenson et al	1.645 Acres, more or less, out of Abstract 71 of the Cornelius P. Cooper Survey, Tract 42, 44 & 50, Newton County, Texas (Volume 419, Page 942, Deed Records, Newton County, Texas), County Road 4218, Orange, Texas Account #000000011929 Judgment Through Tax Year: 2016	TBA
6	3748T	Newton Independent School District v Patricia Ann Dryden Davis	2.000 Acres, more or less, out of Abstract 370 of the W. H. Stark Survey, Tract 96, Newton County, Texas, 296 Co Rd 4087 , Bon Wier, Texas 75928-3232 Account #000000016826/16826 Judgment Through Tax Year: 2016	TBA
7	3794T	The County of Newton, Texas v Cynthia Green AKA Cynthia Myers et al	0.856 Acres, more or less, out of Abstract 412 of the SP & RR Co. Survey, Tract 4-1, Newton County, Texas and a Meat Market Building Only located on Abstract 412 of the SP & RR Co. Survey, Tract 4-1 (Volume 491, Page 330 of the Deed Records, Newton County, Texas), Hwy 12 East , Deweyville, Texas Account #000000045744/000000025532 Judgment Through Tax Year: 2017	TBA
8	3853T	Newton Independent School District v Lorene Mattox AKA Lorene Lank et al	Lot 7, Block 9, Kerr Addition #2, Newton County, Texas (Volume 526, Page 848 of the Deed Records, Newton County, Texas), 518 Washington St. Account #000000023353 Judgment Through Tax Year: 2017	TBA
9	3857T	Newton Independent School District v Jason Dwayne Gilder	A 2009 Oak Creek Homes, LP, 30X27, Manufactured Home Only, Label #NTA1498312(3), Serial #OC051017007A(B), PID #4468 located in Abstract 891 of the D. Call Survey, Tract 8-1, Newton County, Texas, 835 CR 3094 Account #000000046906 Judgment Through Tax Year: 2017	TBA
10	3858T	Newton Independent School District v Earnest Wade Booker, Jr. et al	1.0 Acre, more or less, out of Abstract 1073 of the John H. Kirby Survey, Tract 26, Newton County, Texas (Volume 323, Page 548 of the Deed Records, Newton County, Texas), 6436 Hwy 87 N Account #000000021684 Judgment Through Tax Year: 2017	TBA
11	3872T	Newton Independent School District v Eric G. Williams	1.00 Acres, more or less, out of Abstract 985 of the T. & N. O., Section 2, Tract 18, Newton County, Texas (Volume 424, Page 689 of the Deed Records, Newton County, Texas), CR 2059 Account #000000021092 Judgment Through Tax Year: 2017	TBA

**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, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	2364-T	Newton ISD et al v Bob Gatson, Deceased, et al	A tract of land consisting of 3.430 acres, more or less, out of the J.H. Kirby (GH & SA RR Co) Survey, Abstract 1073 (CAD Tract 15), Newton County, Texas (Volume 273, Page 657 and Volume 693, Page 195 of the Deed Records, Newton County, Texas) Account #21669/21669 Bid in Trust 12/5/2017 Judgment Through Tax Year: 2016	TBA
13	2750-T	The County of Newton, Texas v Alvin Adams et al	1.030 Acre out of Abstract 55 of the Nathaniel H. Cochran Survey, Tract 7, Newton County, Texas being that property more particularly described, being 1.03 acres of land, more or less, out of and being a part of a certain 3.2 acres tract as described in a Quit claim Deed from Leo Burks, et ux, to Alvin R. Adams et us, dated April 17, 1986 and being more fully described by metes and bounds beginning at a concrete marker stamped "N. 1406 S. E. Cor. B. F. Lewis" for the Southeast corner of said 3.22 acre tract. Thence S. 54° 58' W. with the South line of said 3.22 acre tract, at 217.42 ft. to a concrete marker adjacent to old 1-1/4" iron pipe for the Southeast corner of a 1 acre tract conveyed to Chester White, out of said 3.22 acre tract. Thence N. 44° 07' W. with the East line of said 1 acre tract, at 182.81 ft. to a concrete marker adjacent to an old 1-1/4" iron pipe for the North-east corner of said 1 acre tract in the South R.O.W. line of F.M. Road #363, and 50 ft. perpendicular distance from the centerline of same. Thence N. 44° 53' E. with the South R.O.W. line of F.M. Road, at 232.37 ft. to a concrete marker for corner in the East line of said 3.22 acre tract. Thence S. 39° 28' E. with said line, at 217.85 ft/ to the place of beginning, containing 1.03 acres of land as herein described. (Volume 338, Page 288 and Volume 687, Page 416 of the Deed Records, Newton County, Texas) Account #000000011654 Bid in Trust 6/6/2017 Judgment Through Tax Year: 2016	TBA
14	3365-T	Newton Independent School District v Latonya Glenn et al	Lot 6, Block 6, Kerr Addition #2, City of Newton, Newton County, Texas (Volume 218, Page 463 and Volume 693, Page 197 of the Deed Records, Newton County, Texas), S. College Street, Newton Account #23335/23335 Bid in Trust 12/5/2017 Judgment Through Tax Year: 2016	TBA
15	3493-T	Newton Independent School District v Kenneth W. Hall et al	0.060 acre, more or less, John A. McLanahan Survey, Tract 36, Abstract 330, Newton County, Texas (Volume 362, Page 948 and Volume 687, Page 422 of the Deed Records, Newton County, Texas), E Hwy 190, Bon Wier, Texas 75928 Account #000000016017/000330007200 Bid in Trust 6/6/2017 Judgment Through Tax Year: 2015	TBA