

DELINQUENT TAX SALE - BURKEVILLE INDEPENDENT SCHOOL DISTRICT, THE COUNTY OF NEWTON, TEXAS, NEWTON INDEPENDENT SCHOOL DISTRICT AND THE CITY OF NEWTON, TEXAS, NEWTON COUNTY, TEXAS

October 6, 2026 at 10:00AM

Courthouse Door of Newton County, Texas

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 present documentation to the person conducting the sale 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, and the corporation or entity if the person is bidding on behalf of a corporation or entity, 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 that the person was authorized to bid on behalf of, 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 **cash or a cashier's check payable to Newton CAD or Newton County Tax Office**. 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 our office in Kountze at (409) 246-3000.

****The deadline for application and \$10.00 fee is Wednesday, September 30, 2026. Bidder registration form attached at the end of Sale list, and fee to the Newton County Tax Assessor collector, is due by the date herein provided. ****

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 OCTOBER 6, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T1403585	Burkeville Independent School District v Khrona Shankle et al	Being 5.25 Acres of Land, more or less, out of the H.T. RR Survey, A-565, Newton County, Texas (Volume 349, Page 749, of the Deed Records, Newton County, Texas) Account #000565-001000/18953 Judgment Through Tax Year: 2025	\$21,350.02
2	TX20-04054	Newton Independent School District v Paul Bennett Sr. et al	17.95 Acres, more or less, out of Abstract 985 of the John H. Kirby Survey, Tract 80, Newton County, Texas (Volume 150, Page 461 SAVE AND EXCEPT Volume 149, Page 1; Volume 218, Page 268; and Volume 307, Page 343 of the Deed Records, Newton County, Texas Account #21162 Judgment Through Tax Year: 2025	\$79,000.00
3	TX21-04110	The County of Newton, Texas v Bridgette Mickle et al	Lot 9, Country Oaks Subdivision, Section 1 AKA Lot 9, Block 1, Country Oaks Subdivision being out of Abstract 919 of the George Hayden Survey, AND a 1995, 14X66 Sunshine Homes, Inc. Manufactured Home, Serial #ALS36821, Label #NTA0470921, PID #3532 located on Geo #002500-000900, (Volume 591, Page 522 of the Deed Records, Newton County, Texas), 43880 Hwy 87, Account #22487, Account #111114, And Account #47139 Judgment Through Tax Year: 2025	\$19,364.33
4	TX21-04135	The County of Newton, Texas v Joseph Wade Hickman et al	Lots 319, 320, 321, and 322, Indian Lake Subdivision, Section #2, Newton County, Texas (Volume 515, Page 520 of the Deed Records, Newton County, Texas), CR 4223 Account #22840 Judgment Through Tax Year: 2021	\$1,784.07
5	TX21-04135	The County of Newton, Texas v Joseph Wade Hickman et al	Lots 332, 333, 336, and 339, Indian Lake Subdivision, Section #2, Newton County, Texas (Volume 515, Page 520 of the Deed Records, Newton County, Texas), CR 4223 Account #22854 Judgment Through Tax Year: 2021	\$1,693.97
6	TX21-04135	The County of Newton, Texas v Joseph Wade Hickman et al	Lots 382 and 383, Indian Lake Subdivision, Section #2, Newton County, Texas (Volume 515, Page 520 of the Deed Records, Newton County, Texas), CR 4223 Account #000000022881 Judgment Through Tax Year: 2021	\$1,478.13
7	TX22-	Newton Independent School District v	0.56 Acre, more or less, out of Abstract 88 of the Lewis Donaho Survey, Tract 47, AND a 28X60 Cameo Energy Homes Manufactured Home, Serial #50107178A(B), Label #TEX0428274(S), PID # 5299, located on Account #109220 Newton County, Texas (Volume 671, Page 529 SAVE AND EXCEPT Volume 694, Page 601 SAVE AND EXCEPT Volume 724, Page 24 of the Deed Records, Newton County, Texas), 259 CR 4101, Account #109220 and Account # Judgment Through Tax Year: 2022	Pulled
8	TX22-04249	Newton Independent School District v Charles Anthony Thomas et al	1.00 Acre, more or less, out of Abstract 795 of the Samuel S. Lewis Survey, Tract 35, out of 16-1, PID #3489, Newton County, Texas (Volume 374, Page 212 of the Deed Records, Newton County, Texas), 3140 CR 4065 Account #19959 Judgment Through Tax Year: 2023	\$12,616.20
9	TX24-04360	Newton Independent School District v Harry H. Miller et al	6.69 Acres, more or less, of the Abstract 985 out of John H. Kirby Survey, Tract 77, Newton County, Texas (Volume 302, Page 687, Deed Records, Newton County, Texas), Hwy 87 N, Newton, Texas Account #21158 Judgment Through Tax Year: 2025	\$7,999.02
10	TX25-04448	Burkeville Independent School District v Gerald Conklin et al	Lot 24, Toledo Village Subdivision, Section #7, Newton County, Texas (Volume 577, Page 906, Deed Records, Newton County, Texas), Hickory Hill Drive, Burkeville, Texas Account #44469 Judgment Through Tax Year: 2025	\$1,582.27
11	TX25-04454	Burkeville Independent School District v Carroll Haley AKA Carroll Lester Haley, Jr. et al	Lot 100, Toledo Village #5, Newton County, Texas (Volume 653, Page 352, Deed Records, Newton County, Texas), S Evergreen Dr, Burkeville, Texas Account #24887 Judgment Through Tax Year: 2025	\$9,281.85

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	TX25-04464	The County of Newton, Texas v Zachary Walker et al	3.936 Acres, more or less, out of Abstract 165 of the Jessie Hollis Survey, Tract 14-2-2, Newton County, Texas (Volume 726, Page 43 & Volume 726, Page 37A, Deed Records, Newton County, Texas Account #110222 Judgment Through Tax Year: 2025	\$2,502.03
13	TX25-04464	The County of Newton, Texas v Zachary Walker et al	5.00 Acres, more or less, out of Abstract 165 of the Jessie Hollis Survey, Tract 14-2-1, Newton County, Texas (Volume 701, Page 794, Deed Records, Newton County, Texas), 4695 County Road 3114, Buna, Texas Account #110213 Judgment Through Tax Year: 2025	\$2,225.54
14	TX25-04472	The County of Newton, Texas v Rebecca Samuel	0.3673 Acre, more or less, out of Abstract 278 of the John T. Lewis Survey, Tract 38-17, City of Newton, Newton County, Texas (Volume 525, Page 351, Deed Records, Newton County, Texas), 208 W Carver, Newton, Texas Account #63211 Judgment Through Tax Year: 2025	\$11,328.29
<u>RESALES</u> <u>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:</u>				
15	TX21-04133	Burkeville Independent School District v Janice Mattox et al	3.50 Acres, more or less, out of Abstract 565 of the H T & B RR, Tract 5-2 AKA 3.50 Acres, more or less, out of Abstract 565 of the T & N O R.R., Section 3, Newton County, Texas (Volume 342, Page 693 of the Deed Records, Newton County, Texas), CR 1089 Account #18955 Bid in Trust 3/3/2026 Judgment Through Tax Year: 2024	\$3,500.00
16	TX21-04202	Newton Independent School District v Tiffanie Michelle Powell et al	Lot 3, Block 5, Singletary Sites Second Addition, Newton County, Texas (Volume 690, Page 484 of the Deed Records, Newton County, Texas), 154 Private Road 8034 Account #23889 Bid in Trust 3/3/2026 Judgment Through Tax Year: 2024	\$5,400.00
17	TX24-04335	Newton Independent School District v James R. Edwards et al	12.00 Acres, more or less, out of Abstract 17 of the John Spears Survey, Tract 6-1-1, Newton County, Texas (Volume 350, Page 200, Deed Records, Newton County, Texas), CR 4095, Bon Wier, Texas Account #10521 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024	\$6,000.00

REGISTRATION DEADLINE: SEPTEMBER 30TH, 2026