

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

December 5, 2017 at 10:00 A.M. - Newton County Courthouse

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 **Margie Herrin Tax Assessor/Collector for Newton Independent School District cases or Melissa Burks, Tax Assessor/Collector for Newton County cases**. 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from **the Newton 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 Kountze at (409) 246-3000.

PROPERTIES TO BE SOLD ON DECEMBER 5, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
1	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) Account #21669/21669 Judgment Through Tax Year: 2016	\$24,502	
2	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, Deed Records, Newton County, Texas), S. College Street, Newton Account #23335/23335 Judgment Through Tax Year: 2016	\$3,644	
3	3687-T	Newton Independent School District v Timothy L. Guthrie	4.51 acres, more or less, out of Abstract 1279 of the Eugenia Stark Survey, Tract 5-2, Newton County, Texas (Volume 517, Page 381, Deed Records, Newton County, Texas) Account #000000022304 Judgment Through Tax Year: 2016	\$6,114.14	
4	3688-T	Newton Independent School District v Leta Buckmaster	1.000 acre, more or less, out of Abstract 222 of the H & T C RR Survey, Tract 4, City of Newton, Newton County, Texas (Volume 62, Page 136, Deed Records, Newton County, Texas), 3/6 Miles Mill Road, Newton, Texas Account #000000014110 Judgment Through Tax Year: 2015		PULLED
5	3699-T	Newton Independent School District v Ruthie F. Moody et al	1.79 acre, more or less, out of Abstract 982 of the John H. Kirby Survey, Tract 21, Newton County, Texas (Volume 121, Page 375 SAVE & EXCEPT that property described in Volume 278, Page 334, Deed Records, Newton County, Texas) Account #000000021038 Judgment Through Tax Year: 2016	\$4,475	
6	3748-T	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	\$7,150.71	
7	3816-T	Newton Independent School District v Billy L. Ybarbo et al	1.17 Acres, more or less, out of Abstract 379 of the Seth Swift Survey, Tract 14, Newton County, Texas (Volume 375, Page 526, Deed Records, Newton County, Texas), CR 4102, Call, Texas 75933 Account #000000017182 Judgment Through Tax Year: 2016	\$2,884.50	
8	3822-T	Newton Independent School District v Michael Wayne Blunt et al	1.00 Acres, more or less, out of Abstract 18 of the Corbett Stephens Survey, Tract 19-3, Newton County, Texas (Volume 322, Page 46 of the Deed Records, Newton County, Texas), 9359 FM 1416, Bon Wier, Texas Account #000018003830/000000010570 Judgment Through Tax Year: 2016	\$4,821.06	

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:

9	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 of the Deed Records, Newton County, Texas) Account #000000011654 Bid in Trust 6/6/2017 Judgment Through Tax Year: 2016	\$1,500	
10	2758-T	Newton Independent School District v Amos Davis	1.000 Acre out of Abstract 9 of the Richard Linville Survey, Tract 21, Newton County, Texas (Volume 424, Page 848 of the Deed Records, Newton County, Texas) Account #000000010086 Bid in Trust 6/6/2017 Judgment Through Tax Year: 2015	\$1,500	
11	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, 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	\$2,000	
12	3740-T	The County of Newton, Texas v Keith Collins et al	Lots 2 & 3, Block 3, Newton Hardy Addition, City of Newton, Newton County, Texas (Volume 436, Page 364 of the Deed Records, Newton County, Texas), 405 Gibbs Account #000000023253 Bid in Trust 6/6/2017 Judgment Through Tax Year: 2015	\$5,000	