DELINQUENT TAX SALE - TATUM INDEPENDENT SCHOOL DISTRICT, RUSK COUNTY, TEXAS
December 1, 2026 at **10:00AM**
Courthouse Door, Henderson, 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 provide documentation 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, or the corporation or entity on whose behalf the person is bidding, 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 on whose behalf the person bid, as 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 OR **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 DECEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	2025-230	Tatum Independent School District v Joseph "Joe" Hodges Jr et al	1.680 Acres, more or less, out of the J. McClain Survey, Abstract 19, Rusk County Texas and a Manufactured Home, 1998, Fleetwood Homes of Texas, LP, Woodland Park, 28' X 48', Label #RAD1124627/8, Serial #TXFLW66B04078WP12/TXFLW66A04078WP12 (Volume 2217, Page 255, Official Records, Rusk County, Texas) Account #43529 Judgment Through Tax Year: 2025	$4,350.19
2	2025-261	Tatum Independent School District v Claude H. Brown et al	An undivided 1/36 interest in 82.00 Acres, more or less, out of the I. Hicks Survey, Abstract 411, Rusk County, Texas (Volume 487, Page 456, Deed Records, Rusk County, Texas) Account #45784 Judgment Through Tax Year: 2025	$7,660.10
3	2025-306	Tatum Independent School District v Judith Ann Ewing et al	1.00 Acre, more or less, out of the Y. Settoon Survey, Abstract 764, Rusk County, Texas (Volume 3179, Page 441, Official Public Records, Rusk County, Texas) Account #11633 Judgment Through Tax Year: 2025	$9,557.34
4	2025-331	Tatum Independent School District v Henry Roll et al	**TRACT 1:** 5.00 acres, more or less, Tract 9, Chalk Hills Estates, in the F. Castro, Abstract 4 and D. Simpson, Abstract 37 Surveys, Rusk County, Texas (Volume 1118, Page 513, Official Records, Rusk County, Texas) Account #21235001 Judgment Through Tax Year: 2025	$17,346.75
5			**TRACT 2:** 16.067 acres, more or less, in the W. McKellett Survey, Abstract 475, Rusk County, Texas (Volume 1378, Page 331, Official Records, Rusk County, Texas) Account #41999001 Judgment Through Tax Year: 2025	$5,610.13
6	2025-361	Tatum Independent School District v Eddy Ayala et al	**TRACT 1:** 5.00 Acres, more or less, out of the R. W. Carter Survey, Abstract 224, Rusk County, Texas (Volume 3657, Page 140, Deed Records, Rusk County, Texas) Account #73469 Judgment Through Tax Year: 2025	$4,262.34
7	2025-405	Tatum Independent School District v Jimmie Waldon Williams et al	9.25 Acres, more or less, out of the J. Matthews Survey, Abstract 24, Rusk County, Texas (Fifth paragraph in Volume 1062, Page 572, Deed Records, Rusk County, Texas) Account #33999 Judgment Through Tax Year: 2025	$19,647.28
8	2025-468	Tatum Independent School District v Brenda J. Williams	1.00 Acre, more or less, out of the J. Matthews Survey, Abstract 24, Rusk County, Texas (Paragraph 5, Volume 2214, Page 189, Deed Records, Rusk County, Texas) Account #58782 Judgment Through Tax Year: 2025	$3,629.86
RESALES **THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TOSECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:**				
9	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 and Document #275022, Official Records, Rusk County, Texas) Account #29103 Bid in Trust 8/4/2026 Judgment Through Tax Year: 2025	$1,350.00
10	2024-352	Tatum Independent School District v Johnny Michael Stafford	Part of Lot 16, Stafford Country Estates, Rusk County, Texas (Volume 3047, Pag 550 and Document #275023, SAVE AND EXCEPT, that portion of Lot 16 in Volume 1769, Page 421, Deed Records, Rusk County, Texas) Account #29093 Bid in Trust 8/4/2026 Judgment Through Tax Year: 2025	$1,000.00
11	2024-355	Tatum Independent School District v Octavio Morales et al	Lot 18, Stafford Country Estates Subdivision, Rusk County, Texas (Volume 2758, Page 847 and Volume 4115, Page 477, Deed Records, Rusk County, Texas) Account #29095 Bid in Trust 3/3/2026 Judgment Through Tax Year: 2024	$875.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	2024-356	Tatum Independent School District v James Hendrix et al	2.00 Acres, more or less, out of the J. Walling and I. Lee H. R. Surveys, Abstract 42, Rusk County, Texas (Volume 1420, Page 234 and Volume 4099, Page 18, Deed Records, Rusk County, Texas) Account #13539 Bid in Trust 12/2/2025 Judgment Through Tax Year: 2024	$2,600.00
13	2024-460	Tatum Independent School District v Archie Beall et al	**TRACT 1:** 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 and Document #275024, SAVE & EXCEPT that property more particularly described in Volume 811, Page 396, Deed Records, Rusk County, Texas) Account #2186/2188 Bid in Trust 8/4/2026 Judgment Through Tax Year: 2025	$1,500.00
14			**TRACT 1:** 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 and Document #275025, SAVE & EXCEPT that property more particularly described in Volume 114, Page 640, Deed Records, Rusk County, Texas) Account #2190/2187 Bid in Trust 8/4/2026 Judgment Through Tax Year: 2025	$2,500.00
15	2024-461	Tatum Independent School District v Shirley M. Rockmore et al	An undivided 1/12 interest in 38.00 Acres, more or less, out of the J. McClain Survey, Abstract 19, being part of a 76.00 Acre Tract in the F. Castro Survey, Abstract 4 & in the J. McClain Survey, Abstract 19, Rusk County, Texas (Volume 112, Page 239 and Volume 4115, Page 479, SAVE & EXCEPT that portion of the 76.00 Acres located in the F. Castro Survey, Abstract 14, Deed Records, Rusk County, Texas) Account #3308 Bid in Trust 3/3/2026 Judgment Through Tax Year: 2024	$1,425.00
16	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, and Document #275026, Official Records, Rusk County, Texas) Account #15108 Bid in Trust 8/4/2026 Judgment Through Tax Year: 2025	$2,200.00