

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

**May 3, 2022 at 10:00 AM
Courthouse Door of Newton County, 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.)

The property will be sold at public auction 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 case.**

2. 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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.

The deadline for application and \$10.00 fee is Tuesday, April 26, 2022. Bidder registration, form attached at the end of sale list. Return form and fee to the tax assessor collector in Newton County by the due date herein provided.

PROPERTIES TO BE SOLD ON MAY 3, 2022:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T1503664	Newton Independent School District v Top Line Maintenance, LLC	2.781 acres, more or less, out of Abstract 606 of the W. C. Gibbs Survey, Tract 75, Town of Newton, and Business Personal Property consisting of a shop building located on Tax Acct. 000606-015000 used in the operation of Top Line Maintenance, LLC, Newton County, Texas (Volume 642, Page 270, Deed Records, Newton County, Texas) Account #000000019165/000000100453 Judgment Through Tax Year: 2020	\$32,834.76
2	T1503664	Newton Independent School District v Top Line Maintenance, LLC	4.612 acres, more or less, out of Abstract 606 of the W. C. Gibbs Survey, Tract 50, Town of Newton, Newton County, Texas (Volume 642, Page 270, Deed Records, Newton County, Texas), Hwy 87 North, Newton, Texas Account #000000019136 Judgment Through Tax Year: 2020	\$8,042.60
3	T1503664	Newton Independent School District v Top Line Maintenance, LLC	11.079 acres, more or less, out of Abstract 985 of the John H. Kirby Survey, Tract 38-1, Newton County, Texas (Volume 642, Page 270, Deed Records, Newton County, Texas), County Road 1028 Account #000000021112 Judgment Through Tax Year: 2020	\$4,395.04
4	T1503664	Newton Independent School District v Top Line Maintenance, LLC	Abstract 38, John G. Bingham Survey, being Lots 9, 10 & 11, Pearl Peters Addition to the Town of Newton, Newton County, Texas (Volume 649, Page 1, Deed Records, Newton County, Texas) Account #000000023441 Judgment Through Tax Year: 2020	\$18,518.96
5	T1603761	The County of Newton, Texas v Rhonda Delatte et al	1.0 Acres, more or less, out of Abstract 39 of the H.M. Black Survey, Tract 8, Newton County, Texas (Volume 302, Page 793 of the Deed Records, Newton County, Texas), 463 FM 2939 Account #000000011494 Judgment Through Tax Year: 2019	\$2,288.41
6	T1603761	The County of Newton, Texas v Rhonda Delatte et al	50% Undivided Interest in 8.390 Acres, more or less, out of Abstract 39 of the H.M. Black Survey, Tract 2-3, Newton County, Texas (Volume 303, Page 868 of the Deed Records, Newton County, Texas), 463 FM 2939, Newton, Texas 75966 Account #000000011487 Judgment Through Tax Year: 2019	\$1,444.25
7	3765T	The County of Newton, Texas v Monroe F. LeFevre, IV et al	Lot 15, Block 7, C. F. Williams Addition, Newton County, Texas (Volume 487, Page 492 of the Deed Records, Newton County, Texas), 210 County Road 4159, Orange, Texas Account #000000025466 Judgment Through Tax Year: 2017	\$10,490.54
8	T1803900	Newton Independent School District v Luther J. Jones, Sr. et al	Lot 3, Block 17, Original Town of Newton, PID 4126, Newton County, Texas (Volume 499, Page 159 of the Deed Records, Newton County, Texas), 112 Magnolia Account #000000023113 Judgment Through Tax Year: 2020	\$7,839.67
9	TX19-03970	Newton Independent School District v Robert Lee Samuel et al	1.00 Acres More or Less, Samuel S Lewis Survey, Tract 26, Newton County, Texas (Volume 345, Page 49 of the Deed Records, Newton County, Texas), 4109 FM 2460 Account #000000019951 Judgment Through Tax Year: 2021	\$7,494.56
10	TX19-03977	Burkeville Independent School District v Dana Sylvestor et al	0.38 Acres, more or less, out of the John P. Holden Survey, Abstract 152, Tract 12, Newton County, Texas (Volume 551, Page 320 of the Deed Records, Newton County, Texas), 238 CR 1085 Account #000000013405 Judgment Through Tax Year: 2021	\$6,431.97
11	TX20-03987	The County of Newton, Texas v Vertis K. Raymer et al	Lots 67, 68, 69, 70, & 71, Block 9, Sunset Acres Subdivision, Section 3, Newton County, Texas (Volume 330, Page 647 and Volume 290, Page 129 of the Deed Records, Newton County, Texas), 219 CR 3128 Account #000000024202 Judgment Through Tax Year: 2021	\$11,151.27

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	TX20-03990	Newton Independent School District v Lerie Belle McGuire Jackson et al	9.82 Acres, more or less, out of Abstract 999 of the John H. Kirby Survey and out of Abstract 494 of the T&NO Survey, Section 3, Tract 1, Newton County, Texas (Volume 82, Page 628 of the Deed Records, Newton County, Texas), CR 1028 Account #000000021412 Judgment Through Tax Year: 2021	\$28,339.46
13	TX20-04058	The County of Newton, Texas v Morgan Todd Johnson	Lots 7-11, Block 2, Kirkendall Addition, Newton County, Texas (Volume 692, Page 528 of the Deed Records, Newton County, Texas), 308 CR 4128 Account #000000022922 Judgment Through Tax Year: 2020	\$7,959.45
14	TX21-04073	Burkeville Independent School District v Eugene Johnson et al	5.36 Acres, more or less, out of Abstract 282 of the John Miller League, Tract 16-1, Newton County, Texas (Volume 244, Page 393 of the Deed Records, Newton County, Texas), CR 1022 Account #000000048315 Judgment Through Tax Year: 2021	\$6,599.73
15	TX21-04078	Burkeville Independent School District v Terrie A. Gray AKA Terrie Lillich	6.00 Acres, more or less, out of Abstract 126 of the Fines Y. Guthrie Survey, Tract 26-2 and a 2014, 42x76 Champion Home Builders, Inc. Manufactured Home, Serial #125000HA002640A(B)(C), Label #NTA1623516(7)(*) located on Tract 26-2, Newton County, Texas (Volume 654, Page 691 of the Deed Records, Newton County, Texas) Account #000000104208/000000104215 Judgment Through Tax Year: 2020	\$36,448.64
16	TX21-04100	Burkeville Independent School District v Leo A. Gradig et al	Lots 11 & 12, Toledo Village Subdivision #4, and a Manufactured Home, Label #TXS0064149, PID #76, Newton County, Texas (Volume 282, Page 369 of the Deed Records, Newton County, Texas), 230 Lakeview Dr Account #000000024751 Judgment Through Tax Year: 2021	\$8,541.39
17	TX21-04101	Burkeville Independent School District v Pfirman Corporation et al	Lot 130, Toledo Village Subdivision #5, Newton County, Texas (Volume 431, Page 232 of the Deed Records, Newton County, Texas), S Evergreen Dr Account #000000024912 Judgment Through Tax Year: 2021	\$3,725.56
18	TX21-04106	The County of Newton, Texas v Clarence E. Ashby AKA Clarence Ernest Ashby	Lots 27 & 28, Block 3, Sunset Acres Subdivision, Section 1, Newton County, Texas (Volume 348, Page 85 of the Deed Records, Newton County, Texas), CR 4175 Account #000000024034 Judgment Through Tax Year: 2020	\$3,000.00
19	TX21-04117	Burkeville Independent School District v Rudy G. Miller	3.36 Acres, more or less, out of Abstract 292 of the B X Mudd Labor, Tract 6, Newton County, Texas (Volume 293, Page 404 and Volume 293, Page 407 of the Deed Records, Newton County, Texas), HWY 63 W Account #000000015697 Judgment Through Tax Year: 2021	\$4,560.28
20	TX21-04154	The County of Newton, Texas v L. F. Hill AKA Luther F. Hill, et al	2.50 Acres, more or less, out of Abstract 162 of the Frederick Hamilton Survey, Tract 8, Newton County, Texas (Volume 114, Page 322 of the Deed Records, Newton County, Texas), CR 4117 Account #000000013540 Judgment Through Tax Year: 2021	\$5,651.10
RESALES <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>				
21	T1303500	Newton Independent School District v James Earl Harris, Jr. et al	0.290 Acre, more or less, being Lot 23, Block 2, Newton-Kerr #3 Addition, City of Newton, Newton County, Texas (Volume 428, Page 363 and Volume 442, Page 813, Deed Records, Newton County, Texas), 516 S College St, Newton, Texas Account #000000023411/0023411 Bid in Trust 8/3/2021 Judgment Through Tax Year: 2020	TBA
22	T1803901	Newton Independent School District v Frank F. Alexander AKA F.F. Alexander et al	0.139 Acres, more or less, out of Abstract 606 being the North 60' of Lot 4, Block A of the W C Gibbs Survey, Tract 1, Newton County, Texas (Volume 260, Page 822 of the Deed Records, Newton County, Texas), Woods St Account #000000019092 Bid in Trust 8/3/2021 Judgment Through Tax Year: 2020	TBA



Melissa Burks, PCC
Newton County Tax Assessor-Collector

For Official Use	
BIDDER #	_____
EXPIRATION	_____

Tax Sale Bidder Registration
Under Texas Tax Code 34.011 Regarding Tax Sales

Name:	Email:	Phone:	
City:	State:	Zip:	TDL# or other ID:
Name as it will appear on the Deed:			
As an individual , list the names and addresses of any partnership, joint venture, LLC or LLP of which you are a member.			
Name		Address	
Under Texas Tax Code 34.011 Regarding Tax Sales			
If you are bidding as a representative or agent , list below the name and address of the individual or business represented. <i>Documentation authorizing you to bid on behalf of said individual or entity is required.</i>			
Name		Address	
CURRENTLY OWNED PROPERTY: List all property in Newton County now owned by the purchaser(s). Provide as much information as possible. Attach additional pages if needed.			
Tax Account Number	Property Address/Legal Description		Date Acquired

"I certify that as the prospective owner I owe no delinquent property taxes to any taxing units within Newton County. By signing below, I further certify that the information provided on this Tax Sale Bidder registration form is true and correct. I acknowledge and understand that furnishing false information on this form is a **CRIMINAL OFFENSE**, and is subject to fines and/or imprisonment as provided by the Texas Penal Code."

Printed Name: _____

Title: _____

Signature: _____

Date: _____

This Form must be completed and received by the Newton County Tax Office at least 5 days prior to Tax Sale.
This Form can be found at www.newtontax.org or picked up in person at the Tax Office.



MELISSA BURKS
NEWTON COUNTY TAX ASSESSOR – COLLECTOR

VOTER REGISTRAR
TO MAKE A DIFFERENCE
REGISTER AND VOTE
(409) 379-5932
melissa.burks@co.newton.tx.us

P.O. BOX 456
113 COURT STREET
NEWTON, TEXAS 75966
(409) 379-4241

MOTOR VEHICLE
LICENSE AND TAXES
FOR INFORMATION
(409) 379-5744
FAX (409) 379-5944

**BIDDER REGISTRATION STATEMENT
TO PURCHASE REAL PROPERTY AT A TAX SALE**

Issuance Date: _____, _____.

To: Newton County Delinquent Tax Attorneys'
Sheriff's Department

This Bidder Registration Statements certifies that the bidder names below has duly registered to purchase real property at a Newton County Tax Sale, as required by Texas Property Tax Code Section 34.011 and the rules adopted by the Newton County Tax Assessor-Collector. After careful research of the tax records of this office, it has been determined that there are no delinquent ad valorem taxes owed by the bidder named below or the person represented by the bidder to Newton County or any taxing unit having territory in the county:

Bidder's Name: _____

Address: _____

City, State, Zip Code: _____

Person represented: _____

THIS STATEMENT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE SHOWN ABOVE. This statement is not to be construed as a tax certificate issued under Texas Property Code Section 31.08.

Melissa Burks, PCC
Newton County Tax Assessor-Collector



MELISSA BURKS
NEWTON COUNTY TAX ASSESSOR – COLLECTOR

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RULES GOVERNING REGISTRATION OF BIDDERS

WHEREAS, Texas Property Tax Code 34.011, effective January 1, 2016, authorized the Commissioners Court of a County to adopt the provisions of the Section by requiring that, to be eligible to bid at a tax sale of real property, a person must be registered as a bidder with the County Tax Assessor-Collector at least five (5) business days before the sale begins and also authorizing the Tax Assessor-Collector to adopt rules governing the registration of bidders; and

WHEREAS, on September 12th, 2016, the Newton County Commissioners Court adopted the provisions of Texas Property Tax Code Section 34.011 by order and authorized the County Tax Assessor-Collector to adopt rules governing the registration of bidders at Newton County Tax Sales conducted after the date of the adoption of the order:

THEREFORE, the Newton County Tax Assessor-Collector adopts the following rules to govern the registration of bidders at all subsequent Newton County Tax Sales:

1. To be eligible to bid at a Newton County Tax Sale, a person must be registered as a bidder and pay the fee specified below at least five (5) business days prior to the date of the tax sale.
2. A person registering as a bidder must complete and sign a form prescribed in the Tax Assessor-Collector, providing the following information:
 - 2.1 The person's name, address and telephone number;
 - 2.2 Valid proof of identification,
 - 2.3 The name of any individual, corporation partnership or other organization to be named in the deed (The Tax Assessor-Collector may require written proof of authority to bid.);
 - 2.4 The address of any property in Newton County owned by the bidder or the person represented by the bidder;
 - 2.5 A statement certifying that there are no delinquent ad valorem taxes owed by the bidder or the person represented by the bidder to Newton County or any taxing unit having territory in the County; and
 - 2.6 An agreement by the bidder to the following terms of sale:

ORDER ADOPTING PROVISIONS OF TEXAS PROPERTY TAX CODE SECTION 34.011,
AUTHORIZING THE TAX ASSESSOR-COLLECTOR TO ADOPT RULES GOVERNING THE
REGISTRATION OF BIDDERS AT TAX SALES AND IMPOSING A FEE FOR BIDDER
REGISTRATION CERTIFICATE

WHEREAS, the Texas Property Tax Code, Section 34.011, effective January 1, 2016, authorized the Commissioners Court of a County to adopt the provision of this Section by requiring that, to be eligible to bid at a tax sale of real property, a person must be registered as a bidder with the County Tax Assessor-Collector before the sale begins and also authorizing the County Tax Assessor-Collector to adopt rules governing the registration of bidders; and

WHEREAS, the Commissioners Court finds that it would be in the best interest of the citizens of Newton County to adopt the provisions of the Texas Property Tax Code Section 34.011, requiring that to be eligible to bid at a tax sale of real property a person must be registered as a bidder before the sale begins, authorize the Newton County Tax Assessor-Collector to adopt rules governing the registration of bidders at tax sales, and impose a fee of \$10.00 on all persons registering as bidders:

THEREFORE, the Commissioners Court orders that the provisions of the Texas Property Tax code Section 34.011 are adopted in Newton County for all tax sales conducted after the date of this order; and

The Commissioners Court requires that, to be eligible to bid at a tax sales of real property, a person must be registered as a bidder with the Newton County Tax Assessor-Collector at least five (5) business days before the sale begins; and

The Newton County Tax Assessor-Collector is authorized, pursuant to the Texas Property Tax Code Section 34.011 (b), to adopt rules governing the registration of bidders at Newton County tax sales conducted after the date of this Order, including rules requiring each person registering as a bidder to provide the following information:

1. The person's name, address and telephone number;
2. Valid proof of identification;
3. The name of any individual, corporation, partnership or other organization to be named in the deed (The Tax Assessor-Collector may require written proof of authority to bid.);
4. The address of any property in Newton County owned by the bidder or the person represented by the bidder;
5. A statement certifying that there are no delinquent ad valorem taxes owed by the bidder or the person representing the bidder to Newton County or any taxing unit having territory in Newton County; and
6. An agreement by the bidder to the terms of sale set out in the rules; and

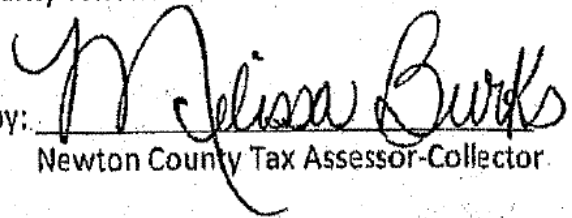
The Tax Assessor-Collector shall collect a fee of \$10.00 from each person registering as a bidder.

APPROVED and ADOPTED this 12th day of September, 2016 by the Newton County Commissioners Court.

- 2.6.1 Winning bids are payable at the tax sale by U.S. currency, a cashier's check or a letter of credit from a local bank. (successful bidders are given two hours to retrieve funds from a local bank) If a payment is dishonored, a deed will not be issued and the bidder will not be permitted to bid in future tax sales.
 - 2.6.2 All sales are final. No refund will be given.
 - 2.6.3 If a high bidder does not pay the amount of the bid, the sale may be reopened or rescheduled. A deed will not be issued to the defaulting bidder, who will not be permitted to bid in future tax sales.
 - 2.6.4 All property is offered for sale "as is," without warrant of merchantability or fitness. It is the responsibility solely of the bidder to determine the suitability of the property for the intended purpose.
 - 2.6.5 A purchaser acquires only the title of the judgment defendant, subject to any faults. The purchaser will be issued a Sheriff's Deed, which is a Deed without Warranty. The Tax Assessor-Collector and the taxing units do not guarantee the ability of the purchaser to obtain title insurance, a building permit, legal access or any other entitlement.
 - 2.6.6 Some property descriptions include a mobile home. Such mobile home may no longer be located on the property at the conclusion of the sale or may be uninhabitable.
 - 2.6.7 Purchasers are responsible for any additional taxes on the property that are not included in the judgment. If such taxes are not paid prior to the delinquency, penalties and interest will accrue and a subsequent suit for collection may be filed.
- 3. The fee for registration as a bidder is \$10.00, as provided in the Commissioners Court Order.
 - 4. A person which registers as a bidder as provided above and pays the fee at least five (5) business days prior to the tax sale shall be issued a written bidder registration statement that is valid for one year after the date of issuance. A person is not eligible to bid at a sale of real property unless the Tax Assessor-Collector has issued a written registration Statement to the person before the sale begins.

Melissa Burks, PCC
Newton County Tax Assessor-Collector

Approved by:


Newton County Tax Assessor-Collector