



**TAX SALES for  
Burkeville Independent School District  
& Kirbyville Consolidated Independent School District  
in Newton County**

**LOCATION: NEWTON COUNTY COURTHOUSE  
110 COURT STREET  
NEWTON, TX 75966**

**April 2, 2019  
TIME: 10:00AM**

**Please arrive 15-20 minutes prior to Sale with your approved Bidder Application Form to sign in for your Bidder Number - Sign in location will be near the Gazebo located in front of the court house.**

- 1) Tax foreclosure sales are conducted by the Sheriff or Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at a place designated by the commissioner's court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an "as is," "where is," and "buyer beware" sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) All interested bidders must have a no tax due certificate on file with the office of the tax assessor collector in Newton County. The deadline for application and \$10.00 fee is WEDNESDAY MARCH 27, 2019. Bidder Registration form attached at the end of the sale list.
- 5) For more information regarding any sale listed below, please contact Tiffany Johnson at the PBFM CONROE office at (936) 242-6815 or [tjohnson@pbfc.com](mailto:tjohnson@pbfc.com)
- 6) **Successful bidders must have their payment in to the Newton County Appraisal District in the form of Cash or Cashier's Check only by 2:00 pm the day of sale.**

**Statement of No Delinquent Tax Forms will not be processed on the day of Sale!**

<b>Cause No: Judgment Date:</b>	<b>Style of Case:</b>	<b>Legal Description: Property Address I/A</b>	<b>Adjudged Value:</b>	<b>Estimated Minimum:</b>	<b>Prop ID#</b>
2792-T 16-Oct-14	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. DARRON JOSEPH BOOKER	A367 RICHARD SIMMONS, TRACT 190, ACRES 0.820	\$24,486.00	\$6,567.23	16647
3103-T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. EARNEST LEE HOLMES, TRUSTEE, ET AL	A313 HOLDEN MCGEE, TRACT 11, ACRES 13.960	\$71,368.00	\$24,010.05	15835
3384-T 16-Jun-16	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. WANDA VENE THOMPSON	TOLEDO VILLAGE #1, LOT 119	\$111,813.00	\$13,039.28	24680
3466-T 18-Sep-14	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. DARREN MILES	A531 JAMES WEEKS, TRACT 7-1, ACRES 20.505 ABS A823 A823 T F BURNHAM, TR 1 10.011 ACRES A823 T F BURNHAM, TRACT 1-2, ACRES 12.500	\$3,547.00 \$126,641.00 \$2,250.00	400.34 400.34 400.34	18557 20051 20053
3564-T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. DOROTHY JEAN MCMAHON KING ESTATE	A285 WM MCMAHAN, TRACT 37, ACRES 4.000	\$8,000.00	\$1,658.41	15526
3564-T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. DOROTHY JEAN MCMAHON KING ESTATE	A285 WM MCMAHAN, TRACT 38, ACRES 1.000	\$3,500.00	\$1,685.14	15527
3564-T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. DOROTHY JEAN MCMAHON KING ESTATE	A285 WM MCMAHAN, TRACT 38-1, ACRES 20.000.	\$40,000.00	\$6,715.52	15528
3564-T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. DOROTHY JEAN MCMAHON KING ESTATE	A285 WM MCMAHAN, TRACT 39, ACRES 73.000	\$146,000.00	\$23,467.33	15529
3584-T 17-Dec-15	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF WILLIE MAE WILLIAMS, ET AL	A277 JAMES LEWIS, TRACT 28, ACRES 8.3945	\$20,986.00	\$1,759.73	15152
3591T 20-Dec-18 & 3008-T 17-Jul-14	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A90 JOHN DRODDY, TRACT 120, ACRES 20.000	\$1,100.00	\$908.64	12431
3591T 20-Dec-18 & 3008-T 17-Jul-14	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A247 JOHN M JORDAN, TRACT 23, ACRES 6.000	\$966.00	\$966.00	14455
3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A247 JOHN M JORDAN, TRACT 79, ACRES 2.750	\$443.00	\$443.00	14529
3591T 20-Dec-18 & 3008-T 17-Jul-14	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A247 JOHN M JORDAN, TRACT 80, ACRES 12.500	\$2,013.00	\$962.83	14530
3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A247 JOHN M JORDAN, TRACT 81, ACRES 25.000	\$4,025.00	\$4,025.00	14531
3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A273 FIELDING LOWE, TRACT 28, ACRES 2.670	\$430.00	\$430.00	15101
3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A273 FIELDING LOWE, TRACT 29	\$1,600.00	\$1,600.00	15102

3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A273 FIELDING LOWE, TRACT 34, LOTS 4-12, ACRES 1.860	\$4,650.00	\$2,510.66	15106
3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A273 FIELDING LOWE, TRACT 52, ACRES 0.400	\$800.00	\$800.00	15120
3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A292 B X MUDD, TRACT 4, ACRES 5.000	\$19,000.00	\$2,748.47	15695
3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A532 JOHN H WEST, TRACT 16, ACRES 4.110	\$8,220.00	\$7,160.05	18593
3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A247 JOHN M JORDAN, TRACT 53, ACRES 25.750 UND INT	\$1,432.00	\$1,432.00	64573
3591T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF FRETTYA L. P. SIMMONS	A247 JOHN M JORDAN, TRACT 53, ACRES 25.750 UND INT	\$915.00	\$915.00	64574
3625-T 17-Mar-16	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. HENRY WOOD, ET AL	A367 RICHARD SIMMONS, TRACT 206-2, ACRES 1.000, PID 4681 3945 FM 1415 BURKEVILLE 75932	\$94,431.00	\$8,168.08	44179
3632-T 17-Jan-19	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF LUCY RHODES, DECEASED, ET AL	A708 JOSEPH MCGUIRE, TRACT 53, ACRES 0.500 400 FM 1415N WIERGATE 75932	\$85,336.00	\$5,241.00	19648
3653-T 20-Oct-16	KIRBYVILLE C.I.S.D. VS. GLADYS MCCULLY ESTATE	A 02 D CALL, TRACT 15, ACRES 1.000 <b>PULLED</b>	\$33,584.00	N/A	20511
3781T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. J. N. BISCAMP AKA JEFF N. BISCAMP, DECEASED, ET AL	A89 JOHN DRODDY, TRACT 26, ACRES 1.570	\$3,140.00	\$2,906.82	12304
3786T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. UNKNOWN HEIRS OF BILLIE JACK BRITTIAN, DECEASED	TOLEDO VILLAGE #7, LOT 2	\$4,178.00	\$2,170.37	25021
3786T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. UNKNOWN HEIRS OF BILLIE JACK BRITTIAN, DECEASED	A398 A C SWEARINGEN, TRACT 7, ACRES 0.250 472 HWY 63 E BURKEVILLE 75932	\$61,320.00	\$6,430.88	17456
3803T 20-Dec-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. MARCUS & BARBARA BURROUGH ESTATE	TOLEDO VILLAGE #5A, LOT 40	\$138,834.00	\$7,449.69	24850
3837T 17-Jan-19	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. FLURIDE MAE HANDY, ET AL	A313 HOLDEN MCGEE, TRACT 10, ACRES 4.300	\$13,250.00	\$4,282.03	15834

**RESALE SET FOR 4/2/2019**

Cause No: Judgment Date:	Style of Case:	Legal Description: Property Address:	Adjudged Value:	Prop ID#	Struck Date Min Bid TBD
3654T 15-Mar-18	KIRBYVILLE C.I.S.D. VS. ALEXANDER CROCKETT, JR., ET AL	A949 G M STRAHAN, TRACT 6, ACRES 1.570 CR 3092, CALL, TX 75933	\$48,498.00	20844	10.2.2018
3655-T 15-Mar-18	KIRBYVILLE C.I.S.D. VS. PEQUITA ANDERS	6.052 ACRES OUT OF A209 H&TC RR, A813 D. CALL & A891 D CALL	\$12,102.00	13985 20025 20497	10.2.2018
3679-T 19-Jul-18	KIRBYVILLE C.I.S.D. VS. WINCHESTER HOLDINGS, L.P. II	6.95 ACRES OUT OF A208 H&TC RR, TRACT 7 & 14 CR 3068, CALL, TX 75933	\$13,900.00	13919 13925	10.2.2018

3733T 15-Mar-18	Kirbyville C.I.S.D. vs. BILLY J. SPIKES, ET AL	A210 H & T C RR, TRACT 33, ACRES 3.500 CR 3103, CALL, TX 75933	\$7,000.00	14027	10.2.2018
3733T 15-Mar-18	Kirbyville C.I.S.D. vs. BILLY J. SPIKES, ET AL	A948 G. M. STRAHAN, TRACT 24, ACRES 2.000 500 BLK CR 3089 CALL, TX 75933	\$5,060.00	20825	10.2.2018
3809T 15-Mar-18	Kirbyville C.I.S.D. VS. CARL BENNETT (DECEASED), ET AL	A788 R M SANDERWS, TRACT 3, ACRES 5.000 FM 1004, CALL, TX 75933	\$10,000.00	19889	10.2.2018
3815T 15-Mar-18	Kirbyville C.I.S.D. VS. ROBERT WASHINGTON, ET AL	A891 D CALL, TRACT 41, ACRES 1.000 CR 3094, CALL, TX 75933	\$3,700.00	20530	10.2.2018
3844T 15-Mar-18	KIRBYVILLE C.I.S.D. vs. UNKNOWN HEIRS OF GEORGE WYSINGLE, ET AL	A208 H & T C RR, TRACT 63, ACRES 5.000 CR 3068, CALL, TX 75933	\$7,402.00	13972	10.2.2018
3646T 10-3-17	KIRBYVILLE C.I.S.D. VS. LEROY SMITH, ET AL	A209 H&TC RR, TRACT 10, ACRES 2.000	\$13,868.00	13992	10-3-2017
3102-T 15-Mar-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. J. RUFUS SHANKLE	A532 JOHN H WEST, TRACT 30, ACRES 2.000 FM 1415S WIERGATE, TX 75977	\$4,000.00	18608	10.2.2018
3449-T 15-Mar-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. W.E. OXLEY AKA WOODROE ELLIS OXLEY	YOUMANS RIVERSIDE ACRES, LOT 31 32, ACRES 1.10 CR 2144, BURKEVILLE, TX 75932	\$1,665.00	25508	10.2.2018
3552-T 15-Mar-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. EVANDER CADE, JR., ET AL	A282 JOHN MILLER, TRACT 23, ACRES 20.000	\$40,000.00	15317	10.2.2018
3593-T 20-Oct-16	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. UNKNOWN HEIRS OF JOHNNIE B. JOHNSON, ET AL	A1199 J F WESTBROOK, TRACT 2, ACRES 17.000 CR 1090 WIERGATE, TX 75977	\$42,500.00	22036	10.2.2018
3618-T 15-Mar-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. THE ESTATE OF THEODOSIA W. HICKMAN	A313 HOLDEN MCGEE, TRACT 7, ACRES 1.150, UND INT HWY 63W, WIERGATE, TX 75977	\$386.00	15832	10.2.2018
3673-T 15-Mar-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. UNKNOWN HEIRS OF VERNON SHANKLE	A394 L C R SCOTT, TRACT 8-4, ACRES 2.170 CR 1037 BURKEVILLE, TX, 75932	\$4,340.00	17407	10.2.2018
3800T 15-Mar-18	BURKEVILLE INDEPENDANT SCHOOL DISTRICT VS. R.C. JEFFERSON LEWIS, ET AL	A247 - JOHN M JORDAN, TR 46-4 2.0 ACRES PID 4215, SN1 CH1A09996; HUD# NTA0422893 2199 FM 1415 S, WIERGATE, TX 75977	\$11,600.00	14484	10.2.2018
3810T 15-Mar-18	BURKEVILLE INDEPENDENT SCHOOL DISTRICT VS. JOHNNIE EARL WHITE	A247 JOHN M JORDAN, TRACT 60, ACRES 8.000 FM 1415S BURKEVILLE, TX 75932	\$16,000.00	14510	10.2.218
3570T 10-20-16	BURKEVILLE ISD VS. BENNIE MATTOX	A348 WM PRISSICK. TRACT 1, ACRES 9.550	\$29,010.00	16194	2-7-2017
3602T 1-19-2017	BURKEVILLE ISD VS. THE UNKNOWN HEIRS OF ROY ADAMS (DECEASED), ET AL	A129 ANTHONY I GILCHRIST, TRACT 9, ACRES 14.570	\$29,140.00	12943	10-3-2017
3617T 1-19-17	BURKEVILLE ISD VS. ROSE MARIE MAYS, ET AL	LOTS 8, 11, 12, 16, 17, BLOCK 2 RENCHER ADDITION	\$43,392.00	23539 23541	10-3-2017

3629-T 1-19-17	BURKEVILLE ISD VS A L ROBINSON ESTATE, ETA L	BEING 4.0 ACRES OF LAND, MORE OR LESS OUT OF THE W.C. FRAZIER SURVEY, A-118	\$8,000.00	12811	10-3-2017
3690T 1-19-2017	BURKEVILLE ISD VS UNKNOWN HEIRS OF BERNICE B. DAVIS, ETAL	2.17 ACRES, ABSTRACT 394, LCR SCOTT SURVEY AND ABSTRACT 749, T & N.O SECTION 109	\$4,340.00	17406	10-3-2017

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT <http://newtoncad.org/>



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:
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**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

If you are bidding as a **representative or agent**, list below the name and address of the individual or business represented. *Documentation authorizing you to bid on behalf of said individual or entity is required.*

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](http://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  
Email: 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 name 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 Section 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 12<sup>th</sup>, 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 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 12<sup>th</sup> 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 warranty 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 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

Rosemary Johnson  
ROSEMARY JOHNSON, NEWTON COUNTY JUDGE

Bill Fuller  
BILL FULLER, COMMISSIONER, PCT. 1

Thomas T. Gill  
THOMAS GILL, COMMISSIONER, PCT. 2

Prentiss H. Hopson  
PRENTISS HOPSON, COMMISSIONER, PCT. 3

Leonard Powell  
LEONARD POWELL, COMMISSIONER, PCT. 4

ATTEST:

Sandra K. Duckworth  
SANDRA K. DUCKWORTH, COUNTY CLERK  
NEWTON, TEXAS

