

***BURKEVILLE INDEPENDENT SCHOOL DISTRICT
&
KIRBYVILLE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT***

TRUST PROPERTY in Newton County

- 1) Tax foreclosure resales are available for sale by full purchase quotes at this time or will be scheduled for a public resale auction conducted by Constable of the county where the property is located.
- 2) All sales are without warranty of any kind. **Purchasers receive a Tax Deed or a 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 was due at time of Judgment and must be paid independently of the bid amount if purchased through a public auction.
- 4) For more information, please contact Tiffany Johnson in the Conroe Office at 936-242-6815 or tljohnson@pbfc.com

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**BURKEVILLE INDEPENDENT SCHOOL DISTRICT
&
KIRBYVILLE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT**

**TRUST PROPERTY in Newton County
As of 6-13-2018**

Cause 2854-T; BURKEVILLE ISD vs CUELLA MAE SMITH, AKA CUELLA HOLMAN SMITH

Struck Date 3-6-2018/SD# 165126

(Account 15154 PJT 2013+/Account 64081 PJT 2017+)

1.2145 ACRES, MORE OR LESS, SITUATED IN THE JAMES LEWIS SURVEY, ABSTRACT 277, NEWTON COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JUNE 6, 1996 FROM JESSIE WILSON ET AL TO WILLIE LEE SMITH, IN VOLUME 417, PAGE 124, DEED RECORDS OF NEWTON COUNTY, TEXAS AND A277 - JAMES LEWIS, TRACT 28-2, SERIAL # 458SB470S50615, TITLE # 00649860, LABEL # TEX0304439, ACRES 1.215, PID#2096 LOCATED IN NEWTON COUNTY, TEXAS. PID:15154/GEO#000277-005640 PID:64081/GEO#008500-096205

Cause 3085-T; BURKEVILLE ISD vs MICHAEL M. SEBALD, ET AL (PJT 2016+)

Struck Date 3-6-2018/SD# 165125

LOT 25, VILLAGE HARBOR ESTATES, A SUBDIVISION OF NEWTON COUNTY, TEXAS AS REFLECTED IN THAT CERTAIN PLAT FILED IN VOLUME A, PAGE 78, OF THE OFFICIAL PLAT RECORDS OF NEWTON COUNTY, TEXAS. PID:45013/GEO#007800-002800

Cause No 3401-T; BURKEVILLE INDEPENDENT SCHOOL DISTRICT vs. TAMRA HOLMES;

Struck Date 7-5-2016 /SD #161588/Post Judgment Taxes 2014+

BEING 0.317 ACRES OF LAND, MORE OR LESS OUT OF THE JOHN P. HOLDEN SURVEY, A-152, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 438, PAGE 923 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS. GEO: 000152-000400/R13396

Cause 3570-T; BURKEVILLE ISD vs. BENNIE MATTOX

Struck Date 2-7-2017/SD #163069/Post Judgment Taxes 2016+

BEING 9.550 ACRES OF LAND, MORE OR LESS, OUT OF THE WM. PRISSICK SURVEY, A-348, NEWTON COUNTY, TEXAS, DESCRIBED IN THE WILL IN VOLUME 19, PAGE 70, PROBATE RECORDS AND VOLUME 84, PAGE 217 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS. GEO: 000348-000200/R16194

Cause 3583-T; (NOT AVAILABLE AT THIS TIME-Possible Double Assessment)

BURKEVILLE ISD vs. UNKNOWN HEIRS OF GLORIA M. BAILEY, ET AL

Struck Date 2-7-2017/SD #163073/Post Judgment Taxes 2015+

BEING SEVEN (7) ACRES OF LAND, MORE OR LESS, IN THE R. SIMMONS LEAGUE, A-367, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 309, PAGE 649 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS. GEO: 000367-000600/R16468

Cause 3590-T; BURKEVILLE ISD vs UNKNOWN HEIRS OF B F GERALD WEST, ET AL

Struck Date 10-3-2017/SD #164344/Post Judgment Taxes 2016+

BEING 15 ACRES OF LAND, MORE OR LESS, OUT OF THE W.S. KEAGY SURVEY, A-258, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 52, PAGE 417 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS. GEO: 000258-003800/R14601

Cause 3602-T; BURKEVILLE ISD vs UNKNOWN HEIRS OF ROY ADAMS, DECEASED, ET AL
Struck Date 10-3-2017/SD #164345/Post Judgment Taxes 2016+
BEING A 14.57 ACRE INTEREST, MORE OR LESS IN A 108.50 ACRE TRACT OF LAND OUT OF THE ANTHONY I. GILCHRIST SURVEY, A-129, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 109, PAGE 55 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS. GEO: 000129-001800/R12943

Cause 3603-T; (NOT AVAILABLE AT THIS TIME-Pending acreage correction)

BURKEVILLE ISD vs. DIANE CHRISTIANSON

Struck Date 2-7-2017/SD #163075/Post Judgment Taxes 2016+
BEING .0165 ACRE OF LAND, MORE OR LESS, OUT OF THE A.C. SWEARINGTON SURVEY, A-398, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 467, PAGE 124, DEED RECORDS OF NEWTON COUNTY, TEXAS. GEO: 000398-018800/R17534

Cause 3617-T; BURKEVILLE ISD vs ROSE MARIE MAYS, ET AL

Struck Date 10-3-2017/SD #164346/Post Judgment Taxes PJT 2016+
BEING LOTS EIGHT (8), ELEVEN (11), TWELVE (12), SIXTEEN (16), AND SEVENTEEN (17), BLOCK TWO (2), RENCHER ADDITION, A SUBDIVISION IN THE TOWN OF WIERGATE, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 479, PAGE 884, OFFICIAL PUBLIC RECORDS, NEWTON COUNTY, TEXAS. GEO: 005900-003600/R23539, 005900-005000/R23541

Cause 3629-T; BURKEVILLE ISD vs A L ROBINSON ESTATE, ET AL

Struck Date 10-3-2017/SD #164347/Post Judgment Taxes 2016+
BEING FOUR (4) ACRES OF LAND, MORE OR LESS, OUT OF THE W.C. FRAZIER SURVEY, A-118, NEWTON COUNTY, TEXAS, DESCRIBED AS TWO (2) TRACTS IN VOLUME 235, PAGE 165, DEED RECORDS OF NEWTON COUNTY, TEXAS. GEO: 000118-003200/R12811

Cause 3646-T; KIRBYVILLE CISD vs LEROY SMITH, ET AL

Struck Date 10-3-2017/SD #164348/Post Judgment Taxes PJT 2017+
BEING TWO ACRES OF LAND, MORE OR LESS, OUT OF THE H & TC SECTION NO. 12, A-891 AND SECTION NO. 13, A-209, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 152, PAGE 547 AND VOLUME 298, PAGE 230, DEED RECORDS OF NEWTON COUNTY, TEXAS.
GEO: 000209-002000/R13992

Cause 3648-T; BURKEVILLE ISD vs GLOBAL REAL ESTATE INVESTMENT GROUP
(PJT 2016+) Struck Date 3-6-2018/SD#165124

BEING LOT 17 OF THE VILLAGE HARBOR SUBDIVISION, ALSO KNOWN AS 1.070 ACRES OF LAND, MORE OR LESS, OUT OF THE HENRY HALL SURVEY, A-894, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 530, PAGE 479, DEED RECORDS OF NEWTON COUNTY, TEXAS.
PID:45005/GEO#007800-001900

Cause 3656-T; KIRBYVILLE CISD vs TIMOTHY LEE ISSAC, ET AL

Struck Date 10-3-2017/SD #164350/Post Judgment Taxes PJT 2016+
BEING 0.138 ACRES OF LAND OUT OF A-208, H&TC SECTION #33, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 591, PAGE 428, DEED RECORDS OF NEWTON COUNTY, TEXAS.
GEO: 000208-017000/R63863

Cause 3675T; KIRBYVILLE CISD vs CHARLIE JONES, ET AL (PJT 2017+)
BEING 1.9 ACRES OF LAND, MORE OR LESS, OUT OF ABSTRACT 948, G.W. STRAHAN SURVEY,
(THE NE 1/4 OF OLD H&TC SECTION 10), NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME
230, PAGE 191, DEED RECORDS OF NEWTON COUNTY, TEXAS. GEO: 000948-002600

Cause 3677-T; KIRBYVILLE CISD vs GEORGE BARNETT, ET AL (PJT 2016+)
BEING TWO (2) ACRES OF LAND, MORE OR LESS, OUT OF ABSTRACT NO. 208, H&TC SECTION
NO. 11, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 261, PAGE 262, NEWTON COUNTY,
TEXAS. GEO: 000208-000600

Cause 3690T; BURKEVILLE ISD vs UNKNOWN HEIRS OF BERNICE B. DAVIS, ET AL
Struck Date 10-3-2017/SD #164355/Post Judgment Taxes 2016+
BEING 2.17 ACRES OF LAND, MORE OR LESS, OUT OF ABSTRACT 394, L.C.R. SCOTT SURVEY AND
ABSTRACT 749, T. & N.O. SECTION 109, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 551,
PAGE 631, DEED RECORDS OF NEWTON COUNTY, TEXAS.
GEO: 000394-001690/R17406

END OF LIST-SEE BELOW FOR HELPFUL INFORMATION

HELPFUL INFORMATION

All of the properties listed are located in Newton County and held in trust by the Burkeville Independent School District or Kirbyville Consolidated Independent School District taxing jurisdictions for itself and any other taxing units participating in the judgment granted and in the original constable sale wherein the properties were struck off to the taxing authorities because no bids were received.

There are two options to purchase these properties at this time after you have researched properties you can do either of the following options:

- 1) Submitting a Trust Bid Form with a Cashier's Check for all taxes and court cost due for the property to the Newton Central Appraisal District to process for approval recommendation. Your cashier check will be held in escrow and will be distributed when approval is received from taxing jurisdictions. You can contact *Tiffany Johnson at tjohnson@pbfc.com in our Conroe Office at 936-242-6815 to find out the full purchase quote price.*
- 2) Submitting a Trust Bid Form with a cashier check for the amount of bid being offered for the property to the Newton Central Appraisal District to process for approval recommendation. Your cashier check will be held in escrow and will be distributed when approval is received from taxing jurisdictions or will be returned to you if bid is denied. Please note that if a lower bid than what is due is submitted and approved, the approved bid amount will only cover court cost amount due and tax years due that were included in the judgment. The purchaser will be responsible for any noted post judgment tax years due, if any.

If properties are not sold through an approved bid, they will be reoffered at a public resale auction through a resolution order.

Offices and websites that are helpful with your research are the following:

(For values, maps to locate property and taxes collected by CAD including Burkeville ISD and Kirbyville Consolidated Independent School District)

Newton County Appraisal District
109 Court Street
Newton, TX 75966
409-379-3710
www.newtoncad.org

(For taxes due to Newton County and others)

Newton Tax Office
113 Court Street
Newton, TX 75966
409-379-4241
www.newtontax.org

(For court cost)
County Clerk
115 Court Street
Newton, TX 75966
409-379-3951

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TRUST PROPERTY in Newton County

TRUST BID OFFER

BIDDER INFORMATION

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

PROPERTY INFORMATION

SUIT/CAUSE NO: _____

ACCOUNT NO: _____

PROPERTY DESCRIPTION: _____

BID AMOUNT: _____

COMMENTS: _____

NOTE: Please hand deliver or mail completed trust bid form with a cashier check in the amount of bid to be processed to:

Newton Central Appraisal District
109 Court Street
Newton, TX 75966

Your cashier check will be held in escrow and will be distributed when approval is received from taxing jurisdictions or it will be returned to you if bid is denied.

Approved Bidders must have a NO TAX DUE CERTIFICATE on file with Tax Assessor Collector Office to have a deed processed.