



KIRBYVILLE C.I.S.D./CITY OF KIRBYVILLE
TRUST PROPERTY
AVAILABLE NOW BY FULL AMOUNT PURCHASE
OR
PUBLIC RESALE (TBD)

- 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 the Perdue Brandon Fielder Collins & Mott, LLP Conroe Office at 936-242-6815.

TRUST PROPERTIES AVAILABLE

CAUSE NO: JUDGMENT DATE:	STYLE OF CASE:	LEGAL DESCRIPTION:	ADJ VALUE:	Minimum Bid at Original Tax Sale	ACCOUNT#
6482 1ST DISTRICT COURT 21-Jan-21	Kirbyville C.I.S.D. vs. BRIAN K. DUGGAN	BEING LOT 6, BLOCK 51, CITY OF KIRBYVILLE, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 943, PAGE 581, OFFICIAL RECORDS OF JASPER COUNTY, TEXAS.	\$12,912.00	\$9,549.91 <i>SUBJECT TO POST JUDGMENT YEARS 2020 & FORWARD</i>	R029208
7619 1ST DISTRICT COURT 17-Apr-25	CITY OF KIRBYVILLE vs. BAULEH LEA, ET AL	THE SOUTH PARTS OF LOTS 9, 10, 11 & 12, IN BLOCK 29 OF THE CITY OF KIRBYVILLE AS SHOWN BY THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF JASPER COUNTY, TEXAS, AND AS SHOWN ON THE MAPS OF JASPER CAD, BEING ALL OF SAID LOTS SAVE AND EXCEPT THE PORTIONS THEREOF SOLD IN A DEED RECORDED IN VOLUME 507	\$52,584.00	\$22,849.20 <i>SUBJECT TO POST JUDGMENT YEARS 2025- FORWARD</i>	R029050

		PAGES 796-797 IN THE DEED RECORDS OF JASPER COUNTY, TEXAS.			
6285 1ST DISTRICT COURT 16-Oct-25	KIRBYVILLE C.I.S.D. VS. TAMMY WILLARD	BEING 3.97 ACRES OF LAND, MORE OR LESS, OUT OF ABSTRACT 814, HT&C SECTION 26 AND MARTIN FLORES SURVEY, A-13, JASPER COUNTY, TEXAS, BEING OUT OF TRACTS 1 AND 2 IN THE DEED RECORDED IN VOLUME 483, PAGE 796 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS, SAVE AND EXCEPT THE FOLLOWING: THE 0.51 ACRES CARRIED UNDER PROPERTY ID NUMBER 4117 AND THE 0.516 ACRES MORE PARTICULARLY DESCRIBED IN VOLUME 539, PAGE 361 DEED RECORDS, JASPER COUNTY, TEXAS AND ACCORDING TO THE MAPS OF THE JASPER COUNTY APPRAISAL DISTRICT.	\$129,291.00	\$51,537.62 <i>SUBJECT TO POST JUDGMENT YEARS 2025- FORWARD</i>	R020706
7909 1ST DISTRICT COURT 16-Oct-25	KIRBYVILLE C.I.S.D. vs. LOUISE MARIE MURRAY INDIVIDUALLY AND AS TRUSTEE OF THE LOUISE M. MURRAY LIVING TRUST, ET AL	THE NORTH 1/2 OF 7.726 ACRES OF LAND (3.863 ACRES), MORE OR LESS, OUT OF AND A PART OF THE S. WRIGHT, ABSTRACT 47, JASPER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME 708, PAGE 057 OF THE OFFICIAL DEED RECORDS OF JASPER COUNTY, TEXAS. & THE SOUTH 1/2 OF 7.726 ACRES OF LAND (3.863 ACRES), MORE OR LESS, OUT OF AND A PART OF THE S. WRIGHT, ABSTRACT 47, JASPER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME 509, PAGE 472 OF THE OFFICIAL DEED RECORDS OF JASPER COUNTY, TEXAS.	\$96,650.00	\$29,077.67 <i>SUBJECT TO POST JUDGMENT YEARS 2025- FORWARD</i>	R314248 & R006575

7910 1A DISTRICT COURT 16-Oct-25	KIRBYVILLE C.I.S.D. vs. YVONNE BURKS, ET AL	BEING 0.47 of an acre of land, more or less, out or and a part of Abstract 237, H&TC Sec. 57, Jasper County, Texas, and being more particularly described in Volume 484, Page 409 of the Official Deed Records of Jasper County, Texas.	\$12,809.00	\$12,809.00 <i>SUBJECT TO POST JUDGMENT YEARS 2025- FORWARD</i>	R010837
7925 1A DISTRICT COURT 16-Oct-25	KIRBYVILLE C.I.S.D. vs. WENDELL E EAVES, ET AL	Being 0.83 of an acre of land, more or less, out of and a part of abst. 586, H&TC sec. 56, Jasper County, Texas, being more particularly described in Volume 852, Page 220 of the Official Deed Records of Jasper County, Texas.	\$49,070.00	\$16,646.92 <i>SUBJECT TO POST JUDGMENT YEARS 2025- FORWARD</i>	R018195
7970 1ST DISTRICT COURT 16-Apr-26	KIRBYVILLE C.I.S.D. vs. TOBE SHOULDERS, ET AL	PROPERTY CALLED TRACT 146, IN ABSTRACT 46, THE A. WRIGHT LEAGUE, JASPER COUNTY TEXAS, CALLED 26 ACRES BY JASPER CAD, CALLED 25 ACRES IN THE DEED, BEING THE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 4 PAGES 412-413 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS.	\$209,600.00	\$93,420.97 <i>SUBJECT TO POST JUDGMENT YEARS 2026- FORWARD</i>	R006371
7971 1A DISTRICT COURT 16-Apr-26	KIRBYVILLE C.I.S.D. vs. FRANK BASAR, ET AL	THE REMAINING 3.19 ACRES, MORE OR LESS, OUT OF A PIECE OF LAND OUT OF AND A PART OF ABSTRACT 238, H&TC SECTION 59, SITUATED IN JASPER COUNTY, TEXAS, SAID LARGER PIECE OF LAND BEING DESCRIBED AS TRACT 1 IN VOLUME 544, PAGE 846 OF THE OFFICIAL DEED RECORDS OF JASPER COUNTY, TEXAS, FOLLOWING THE CONVEYANCE OF PORTIONS OF THE LARGER TRACT IN INSTRUMENT NUMBERS 136729 AND 135105 RECORDED IN THE OFFICIAL RECORDS OF JASPER COUNTY, TEXAS.	\$48,562.00	\$20,278.75 <i>SUBJECT TO POST JUDGMENT YEARS 2026- FORWARD</i>	R011159

END OF LIST

NOTE

All the properties listed are held in trust by taxing jurisdictions for itself and any other taxing units participating in the judgment granted and original constable sale wherein the properties were struck off to the taxing authorities because no bids were received at the constable sale.

PRIVATE RESALE PROCESS / SUBMITTING A RESALE OFFER

- If you wish to purchase a property on the list privately (without having to attend a public auction); please note that our clients will ONLY accept a 100% Full Judgment Offer.
- **All private resale buyers must have a No Tax Due Certificate/Bidder Application on file** with the office of the tax assessor collector in Jasper County. Submit the form to the tax office in Jasper County. (Bidder Application form attached at the end of the sale list.)
- 100% Full Judgment Offer means that you must offer at least the amount listed in the column titled “Minimum Bid at Original Tax Sale” in the table above. **Post-sale interest accrues on the tax balance owed.**
- When you decide to purchase a property:
 - FIRST STEP: Obtain a No Tax Due Certificate/Bidder Application (scroll to the end of the document).
 - Fill out the Resale Bid Form (scroll to the end of the document) and send to our office via email to Trinidad Hernandez (thernandez@pbfc.com)
- Once the Resale Offer Bid Form is received, it will be reviewed to verify if it is 100% full judgment.
 - If the offer is not 100%, you will receive a Rejection Letter.
 - If the offer is 100%, you will receive an Acceptance Letter. You will have up to 15 business days to submit the payment in full. All payments must be certified funds.
- Once we confirm that all payments are made, the Resale Deed will be prepared and sent out for signature. Once the deed is recorded in the Real Property records, it will be mailed to you.

****BE AWARE THAT**:** once your offer is received, you will be notified within 60-90 days on whether your offer was accepted or rejected. If it is rejected, a reason will be provided. If it is accepted, you will be given 15 days to send in the full amount of your offer. If the funds are NOT received within that time frame, your offer will be rescinded.

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

(For values and maps to locate property)

Jasper County Appraisal District

137 N. Main St.

P.O. Box 1300

Jasper, Texas 75951

409-384-2544

www.jaspercad.org

(For Tax Delinquency form and taxes due to Jasper County taxing jurisdictions including City of Kirbyville, Kirbyville CISD, etc.)

Jasper County Tax Assessor-Collector

P.O. Box 1970

Jasper, Texas 75951

409-384-4684

www.jaspercotxtax.com

**JASPER COUNTY TAX ASSESSOR-COLLECTOR'S WRITTEN STATEMENT
UNDER TEXAS CODE 34.015
REGARDING DELINQUENT TAXES**

In Re: _____
(Name of person/firm/company requesting statement)

This is to certify as follows: (CHECK APPLICABLE STATEMENT)

_____ The person/firm/company whose name is shown above owes no delinquent taxes to Jasper County or to a school district or municipality for which the county assessor-collector is the tax assessor

_____ The person/firm/company whose name is shown above owes no delinquent taxes to any school district or municipality having territory in Jasper County

_____ There are no reported delinquent taxes owed by the person/firm/company whose name is shown above to any school district or municipality having territory in Jasper County

_____ The person/firm/company whose name is shown above owes delinquent taxes to Jasper County and/or to a school district or municipality for which the county assessor-collector is the tax collector in the amounts shown on the attached statement(s)

_____ The person/firm/company whose name is shown above owes delinquent taxes to a school district or municipality having territory in Jasper County in the amounts shown on the attached statement(s), each such statement bearing name and address of the applicable tax collector.

ISSUED TO: _____

DATE OF ISSUANCE: _____

THIS STATEMENT EXPIRES ON THE 90TH DAY AFTER DATE OF ISSUANCE, TO-WIT: _____

ISSUED BY: JOE HAWTHORN
JASPER COUNTY TAX ASSESSOR-COLLECTOR

BY: _____
(Deputy's Signature)

(Deputy's printed name)

**REQUEST FOR WRITTEN STATEMENT UNDER TEXAS TAX CODE 34.015
REGARDING DELINQUENT TAXES**

- A. Printed name of requesting person/company: _____
- B. Mailing Address: _____
- C. List of all property now owned by you in JASPER COUNTY or in ANY CITY OR SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART IN JASPER COUNTY AS FOLLOWS:

<u>TAX ACCOUNT#</u>	<u>LEGAL DESCRIPTION</u>	<u>PROPERTY ADDRESS</u>	<u>DATE ACQUIRED</u>
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1.

2.

3.

(ATTACH ADDITIONAL SHEET IF NEEDED)

- D. List any property formally owned by you in JASPER COUNTY or in ANY CITY OR SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART IN JASPER COUNTY AS FOLLOWS:

<u>TAX ACCOUNT#</u>	<u>LEGAL DESCRIPTION</u>	<u>PROPERTY ADDRESS</u>	<u>DATE ACQUIRED</u>
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1.

2.

3.

(ATTACH ADDITIONAL SHEET IF NEEDED)

I HEARBY REQUEST THAT THE JASPER COUNTY TAX ASSESSOR-COLLECTOR DELIVER TO ME AT THE ADDRESS SHOWN ABOVE A WRITTEN STATEMENT UNDER TEXAS TAX CODE 34.015 STATING WHETHER THERE ARE ANY DELINQUENT TAXES OWED BY ME TO JASPER COUNTY OR TO ANY SCHOOL DISTRICT OR MUNICIPALITY HAVING TERRITORY IN JASPER COUNTY. THE INFORMATION FURNISHED BY ME ON THE FOR ABOVE IS WITHIN MY PERSONAL KNOWLEDGE AND IS TRUE AND CORRECT.

Signature and title, if applicable, of Requesting
Person

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED AUTHORITY, ON THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, State of Texas

Printed Name: _____

Commission expires: _____



OFFICIAL BID FORM-TAX RESALE PROPERTY

JASPER COUNTY

You may bid on any or all of the parcels available- *that do not already have an offer pending*. Please enter the amount you wish to bid, Jasper County reserves the right to accept or reject any or all bids. **No title insurance or survey will be provided. Property is being sold “as is”, “where is” and “without warranty”.**

(All Resale Offers are to INCLUDE the Delinquent Post Judgment Taxes)

Cause Number	Account Number	<u>Total</u> Amount Offered for Property

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Tax code. I understand that I am responsible for the penalty and interest on the judgment year taxes, and I further understand that I am to provide for those taxes, if any, in the total amount offered for the property(ies). I agree to indemnify the county and its attorney and agent from any action or damages arising from the purchase of this property.

Your filled out form (along with your Statement of Delinquency issued from the Tax Office) should be mailed to the law firm: 2040 North Loop 336 West, Suite 320, Conroe, TX 77304 or emailed to thernandez@pbfc.com.

Bidder's Name (Please Print or Type)

(Name wanted on deed)

Bidder's Signature

Bidder's Address (address wanted on deed)

Bidder's Telephone / Email Address

City

Zip

Date