



KIRBYVILLE C.I.S.D. IN NEWTON COUNTY

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 Sheriff of the county where the property is located.
- 2) All sales are without warranty of any kind. **Purchasers receive a Tax Deed or a Sheriff'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#
T1003178 1ST JUDICIAL DISTRICT 21-Aug-25 PENDING OFFER	KIRBYVILLE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. EVA MAE SUTTON	13.53 ACRES OF LAND, MORE OR LESS, CALLED TRACT 29, IN THE H & TC RR CO. SURVEY, ABSTRACT 210, NEWTON COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED IN VOLUME 163 PAGES 583-587 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS. & 2.5 ACRES OF LAND, MORE OR LESS, CALLED TRACT 30, IN THE H & TC RR CO. SURVEY, ABSTRACT 210, NEWTON COUNTY, TEXAS, DESCRIBED IN A DEED RECORDED IN VOLUME 186 PAGES 222-223 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS,	\$86,414.00	\$53,597.57 Subject to Post Judgment Years 2025- forward	14023 & 14024 & 14025 & 47603

		& A NET OF 2.5 ACRES OF LAND, MORE OR LESS, CALLED TRACT 31, IN THE H & TC RR CO. SURVEY, ABSTRACT 210, NEWTON COUNTY, TEXAS, BEING THE 5 ACRES DESCRIBED IN A DEED RECORDED IN VOLUME 163 PAGES 578-582 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS, SAVE AND EXCEPT THE 2.5 ACRES DESCRIBED IN A DEED RECORDED IN VOLUME 186 PAGES 222-223 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS. R14025 & R47603			
TX20-04037 1ST JUDICIAL DISTRICT 21-Aug-25	KIRBYVILLE C.I.S.D. vs. ROBERT GILLIAM, ET. AL	3 ACRES OF LAND, MORE OR LESS, CALLED TRACT 13, IN THE H & TC RR CO. SURVEY, ABSTRACT 209, NEWTON COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED IN VOLUME 399 PAGES 304-306 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS.	\$24,000.00	\$9,539.57 Subject to Post Judgment Years 2025- forward	13995
TX23-04289 1ST JUDICIAL DISTRICT 17-Oct-24	KIRBYVILLE C.I.S.D. vs. J. B. SAMUEL, ET AL	BEING 0.78 ACRES OF LAND, MORE OR LESS, OUT OF THE D. CALL SURVEY, A-891, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 143, PAGE 309, DEED RECORDS OF NEWTON COUNTY, TEXAS.	\$11,685.00	\$8,073.78 Subject to Post Judgment Years 2024- forward	20523

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 Sheriff sale wherein the properties were struck off to the taxing authorities because no bids were received at the Sheriff 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 Newton County. Submit the form to the tax office in Newton 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 45-60 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.

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT www.newtoncad.org



TRACY NOBLE

NEWTON COUNTY TAX ASSESSOR - COLLECTOR

VOTER REGISTRAR
TO MAKE A DIFFERENCE
REGISTER AND VOTE
(409) 379-5932
Email: tracy.noble@co.newton.tx.us

P.O. BOX 456
NEWTON, TEXAS
(409) 379-4241

MOTOR VEHICLE
LICENSE AND TAXES
FOR INFORMATION 75966
(409) 379-5744
FAX (409) 379-5944

BIDDER REGISTRATION STATEMENT TO PURCHASE REAL PROPERTY AT A TAX SALE

Issuance Date: _____, _____.

Bidder # _____

To: Kirbyville C.I.S.D. Tax Attorneys (Perdue Brandon, Law Firm)

This Bidder Registration Statements certifies that the bidder's 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.

Tracy Noble, PCC
Newton County Tax Assessor-Collector



Tracy Noble, PCC
Newton County Tax Assessor-Collector

For Official Use	
FEE	\$10.00
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			
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 or picked up in person at the Tax Office.



NEWTON COUNTY TAX ASSESSOR – COLLECTOR

VOTER REGISTRAR
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113 COURT STREET
NEWTON, TEXAS 75966
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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.

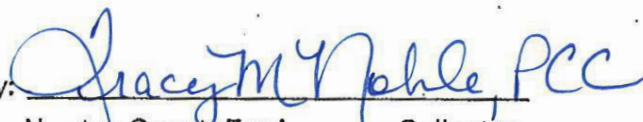
3. The fee for registration as a bidder is \$10.00, as provided in the Commissioners Court Order.

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.

Tracy Noble, PCC

Newton County Tax Assessor-Collector

Approved by:



Newton County Tax Assessor-Collector

OFFICIAL BID FORM-TAX RESALE PROPERTY

NEWTON 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, Kirbyville CISD and Newton County reserve 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@pbfcmlaw.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