



SALES FOR AUGUST 6, 2024

LOCATION: JASPER COUNTY COURTHOUSE, 121 NORTH AUSTIN, JASPER, TX 75951

TIME: 10 AM

Tax Sales Information*

- 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 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 (post-judgment taxes) and must be paid independently of the bid amount.
- 4) Bidders should arrive 30 minutes early before the sale in order to sign-in AND must present a Statement of No Taxes Due before registering. Statement can be obtained from the Tax office for a \$10 fee.
- 5) The winning bidder must pay for their bid immediately following the sale. CASH, Certified funds only (money order or cashier's check) payable to the Jasper County Treasurer will be accepted. Funds may be wired if completed on the same day. Wiring Instruction will be given on the day of sale.
- 6) For more information regarding any sale listed below, **please contact the Perdue, Brandon, Fielder, Collins & Mott, LLP, Conroe office at (936) 242-6815 or email: thernandez@pbfcmlp.com**

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account #
7025 1st DISTRICT COURT 18-Apr-24	KIRBYVILLE C.I.S.D. vs. SABRINA LYN GEE MCNABB	BEING 122.858 ACRES OF LAND, MORE OR LESS, OUT OF THE S.H. EVERETT SURVEY, A-12, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 818, PAGES 93-98, OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS. GEO: R003189 PULLED S H EVERETT SURVEY, A-12, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 818, PAGE 93-98 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS. GEO: R003151			R003189 & R003151
7241 1st DISTRICT COURT 18-Apr-24	KIRBYVILLE C.I.S.D. vs. JAMES HOWARD MUSSLEWHITE, ET. AL	Seven acres of land, more or less out of, and a part of Abstract 736, E. B. Lee Survey, Jasper County, Texas, and being a part of a certain 61 acre tract conveyed by Robert M. Lee et al to Albert Musslewhite by deed dated October 25,1944, Vol. 87, Page 12, Jasper County deed records. Said seven acre tract being more fully described by metes and bounds as follows: BEGINNING at the most southerly southeast corner of said 61 acre tract on the northeast line of the J. Youngblood Survey the same being the most westerly northwest corner of the J. A. Daugherty Survey; THENCE N.61-15' E. with a southeast boundary line of said 61 acres and the northwest boundary line of said Daugherty Survey at 414. 5 varas to a stake for corner in the south edge of FM road No.1005. THENCE N.66 W. with south edge of said Highway at 140 varas to an iron stake for corner; THENCE S. 59-16' W. 332.12 varas to an iron stake for corner in the northeast boundary line of said Youngblood Survey and a southwest boundary line of said 61 acre tract; THENCE S. 30 E. with said line at 100 varas to the place of beginning, and containing 7 acres of land, more or less.	\$112,177.00	\$41,058.52	R019924 & R038418
7374 1ST DISTRICT COURT 18-Apr-24	KIRBYVILLE C.I.S.D. vs. HENRY J. COOPER ET. AL.	BEING A TOTAL OF 36.5 ACRES OF LAND, MORE OR LESS, OUT OF THE A. WRIGHT SURVEY, A-46, JASPER COUNTY, TEXAS, DESCRIBED AS 15 ACRES IN THE DEED RECORDED ON AUGUST 30, 1930, VOLUME UNKNOWN, PAGE 567 TOGETHER	\$216,390.00	\$41,334.02	R006248

		WITH THE 18 ACRES RECORDED ON JANUARY 23, 1911, VOLUME UNKNOWN, PAGE 158 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS.			
7620 1ST DISTRICT COURT 18-Apr-24	KIRBYVILLE C.I.S.D. vs. CHARLES N. ALLEN	TRACT 29, BEING 12.97 ACRES, MORE OR LESS, IN THE JOHN WARD, ABSTRACT 599, JASPER COUNTY, TEXAS.	\$116,730.00	\$19,516.01	R018566
7634 1ST DISTRICT COURT 18-Apr-24	KIRBYVILLE C.I.S.D. vs. LAURA JONES, ET AL	21 ACRES OF LAND IN ABSTRACT 457, THE THOMAS TANNER LEAGUE, JASPER COUNTY TEXAS, BEING THE FIRST TRACT DESCRIBED IN A DEED IN VOLUME 60 PAGE 321 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS.	\$142,200.00	\$30,936.61	R016125
7664 1st DISTRICT COURT 18-Apr-24	KIRBYVILLE C.I.S.D. vs. LOLA M. BROWN, ET AL	LOTS 1, 2 & 3, BLOCK 29 OF THE ORIGINAL TOWNSITE OF TEXAS TRAM AND LUMBER CO. ADDITION TO THE CITY OF KIRBYVILLE, JASPER COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME T, PAGE 640, DEED RECORDS OF JASPER COUNTY, TEXAS.	\$150,911.00	\$28,499.08	R029655

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT WWW.JASPERCAD.ORG.