



**JASPER COUNTY TAX RESALES FOR AUGUST 3<sup>rd</sup>, 2021**

**LOCATION: JASPER COUNTY COURTHOUSE**

**121 NORTH AUSTIN, JASPER, TX 75951**

**TIME: 10 AM**

**\*\*\*Safe distancing practices must be followed by all in attendance\*\*\***

**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@pbfc.com](mailto:thernandez@pbfc.com)**

	<b>Previous Owner Cause Number Legal Description</b>	<b>Account Number</b>	<b>Appraised Value at Time of Judgment</b>	<b>Date of Tax Deed</b>	<b>Estimated Minimum Opening Bid</b>
1.	<p>ALCINDA BEAN <b>4624</b> ACCT. NO. 237003900; 0.977 Acre, more or less, situated in the H. &amp; T. C. Survey, Section 57 Abstract 237, Jasper County, Texas, being the northernmost portion of the residue of a 2.5 acre tract in deed dated April 18, 1922 from Southwestern Settlement and Development Company to Alcinda Bean, recorded in Volume 43, Page 413, Deed Records of Jasper County, Texas LESS SAVE and EXCEPT a 0.063 acre tract conveyed in Volume 87, Page 249 and a 1.33 acre tract conveyed in Volume 109, Page 229, Deed Records of Jasper County, Texas.</p> <p style="text-align: center;"><b>&amp;</b></p> <p>ACCT. NO. 237025460; 0.113 Acre, more or less, situated in the H. &amp; T. C Abstract 237, Jasper County, Texas, being the southwestern portion of the tract in deed dated April 18, 1922 from Southwestern Settlement and Development Alcinda Bean, recorded in Volume 43, Page 413, Deed Records of Jasper County SAVE and EXCEPT a 0.063 acre tract conveyed in Volume 87, Page 249 conveyed in Volume 109, Page 229, Deed Records of Jasper County, Texas.</p>	<p>GEO: 237003900/ R010832 &amp; 237025460/ R010946</p>	\$5,308.00	12/08/2020	<b>\$1,061.60</b>
2.	<p>GEORGE WAGNER, ET AL <b>4864</b> ACCT. NO. 293018800 (293014000); 0.751 Acre, more or less, situated in H&amp;TC Section Abstract 293, Jasper County, Texas, conveyed as two separate tracts: 1) Being one-half Acre of land, more or less, situated in the H. &amp; T. C. Section 41, Abstract Jasper County, Texas, described in Deed dated May 6,1993 from Travis Riley and Izola E. to George Wagner and wife, Dorothy Wagner, recorded in Volume 357, Page 75, Deed Records Jasper County, Texas AND 2) .5 acre, more or less, situated in the H. &amp; T.C. Section 41, Abstract 293, Jasper County, Texas as described in deed dated February 11, 1971, from Cleo Brown, to J C Hawthorne, Jr., recorded in Volume 226, Page 333, Deed Records of Jasper County, Texas.</p>	<p>GEO: 293014000/ R012511 &amp; 293018800/ R012545</p>	\$5,957.00	12/08/2020	<b>\$1,191.40</b>
3.	<p>EMMA ADAMS <b>5686</b> BEING A 0.33 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WM. FERGUSON SURVEY, A-147, TOWN OF JASPER, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 160, PAGE 607, DEED RECORDS OF JASPER COUNTY, TEXAS.</p>	<p>GEO: 147003800/ R008251</p>	\$23,055.00	12/08/2020	<b>\$4,611.00</b>

4.	JACOB KAUFMAN, ET AL <b>6132</b> BEING 0.176 ACRES OF LAND, MORE OR LESS, OUT OF THE H & TC SURVEY, A-237, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 876, PAGE 848 AND VOLUME 838, PAGE 1076, JASPER COUNTY, TEXAS.	GEO: 237003950/ R010833	\$33,334.00	12/08/2020	<b>\$6,666.80</b>
5.	NADINE WALKER <b>6146</b> BEING LOTS 19-21, BLOCK 45, TOWN OF KIRBYVILLE, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 42, PAGE 418, DEED RECORDS OF JASPER COUNTY, TEXAS.	GEO: 8200057800 / R029176	\$2,630.00	12/08/2020	<b>\$526.00</b>
6.	RUSSELL WINFIELD HALE, ET AL <b>6279</b> BEING 3.549 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN GILBERT SURVEY, A-587, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 445, PAGE 509, DEED RECORDS OF JASPER COUNTY, TEXAS.	GEO: 587005800/ R018384	\$15,292.00	12/08/2020	<b>\$3,058.40</b>

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT [WWW.JASPERCAD.ORG](http://WWW.JASPERCAD.ORG)

**Terms and Conditions of Tax Auction Sales**

**Please Read Before You Purchase Property!!**

"A" in the legal description refers to the abstract or survey in the County in which the acreage is located.

**ACCOUNT NUMBER** is the unique number used for property identification by the taxing authority.

**ACREAGE** amounts in descriptions are "more or less".

**BLK** is an abbreviation for "Block" in a platted subdivision in San Jacinto County.

**BRIEF LEGAL DESCRIPTION** is a short reference to the full legal description found in the Judgment and in the Notice of Sale published in the Jasper Newsboy.

**CAUSE NUMBER** is the identification of the lawsuit in the District Clerk's office under which property is being offered for sale.

**CAVEAT EMPTOR** is a Latin phrase meaning "Buyer Beware" It applies to tax sale properties because there is no warranty of title or any other guaranty for tax sale property. Buyers, investigate before purchase!

**DEED FILING** The Tax Deed is filed and mailed to the Purchaser. The cost of the deed filing is included in the "MOB". The date of the deed filing begins the limitation period of redemption. (See "Redemption")

**MINIMUM BID/MOB** The Minimum Opening Bid for all first sale properties is subject to change. No lower bid may be accepted for first sale properties. The MOB does not include post judgment taxes which must be paid by the winning bidder in addition to the amount bid.

**NOTICE OF SALE** is the official notice that includes a description of each property with the District Court's Cause number. The Notice is published in the [Jasper Newsboy](#)

**REDEMPTION** occurs when the defendant or prior owner pays the tax sale purchaser the winning bid amount, any additional taxes paid, plus 25% in first year or 50% in the second year. Redemption period is 6 months, or 2 years, if the property was designated as a homestead property or agricultural by the Appraisal District.

**RESALES Tax** sale property that failed to sell the first time and is being offered again to the highest bidder. The constable determines the sufficiency of all bids and may accept none if none are sufficient.

**SUBJECT TO AMT** is the PJT (Post Judgment Tax) amount for taxes that accrued after the foreclosure judgment and is secured by a tax lien. These taxes are not part of the MOB, but must be paid in addition, or a suit to foreclose may be filed against the purchaser.

**TAX DEEDS** convey the interest of the defendants in the lawsuit. If owners or lien holders are left out of the lawsuit, their interest is not extinguished. Deed records should be checked to identify all owners prior to the tax sale. Purchasers are encouraged to perform their own due diligence before bidding.

**TAX FORECLOSURE** The lawsuit filed under a cause number results in a judgment ordering the property to be sold at public auction to satisfy unpaid delinquent taxes and court costs. Properties sold to the highest bidder carry a severe penalty if default occurs.

**UNDIVIDED INTEREST** is a fractional ownership interest in real property. Full ownership is shared with other undivided interest owners and risks and responsibilities attend undivided interest ownership. See "Buyer Beware" section below.

**USE AND POSSESSION** of the property by the purchaser can occur 20 days after the deed is recorded. A Writ of Possession may be obtained from the Court if occupants remain after the 20 day period expires.

**VALUE** is the value of the property as found in the judgment (usually the appraised value), which limits the opening bid and may not reflect the current market value of the property

**WRIT OF POSSESSION** is an Order by the Court that allows the tax sale purchaser to take possession of the property if the prior owner remains in possession more than 20 days after the tax sale deed is filed of record.

### **BUYERS BEWARE!**

The interest(s) of the named defendants in each lawsuit is being sold at auction. The property may have other owners or lien holders not named. Tax sale purchasers are responsible for determining any liabilities or claims that may exist against the property, such as property owner association liens. **There are no warranties, express or implied, including but not limited to, warranties of merchantability and fitness for a particular purpose. You buy the property "as is".** If you have legal questions, consult your own legal counsel. Characteristics of the property described in our marketing material may have changed by the day of the sale. Failure to honor a winning bid may result in a civil penalty.