



**JASPER COUNTY TAX SALES 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)**

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Tax Office Account #
5596 1ST DISTRICT COURT 18-Jun-15	CITY OF JASPER VS. CORRIE LEE CARTER	BEING LOTS 4 & 5 IN BLOCK NO. 1, OF THE JOHNNIE WHITE ADDITION TO THE TOWN OF JASPER, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 431, PAGES 461 AND 463, OFFICIAL RECORDS OF JASPER COUNTY, TEXAS.  <b>2015-FORWARD POST JUDGMENT TAXES</b>	\$18,238.00	<b>\$18,238.00</b>	R028694 R028695
5653 1ST DISTRICT COURT 13-Mar-20	JASPER COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #1 VS. EDWARD G. HADNOT (DECEASED), ET AL	BEING 9.25 ACRES OF LAND, MORE OR LESS, OUT OF THE WASHINGTON MITCHELL SURVEY, ABSTRACT 390, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 394, PAGES 493- 496, VOLUME 405, PAGES 537, 543 & 546, VOLUME 1047, PAGE 477 AND VOLUME 1134, PAGE 175 OF THE OFFICIAL DEED RECORDS, JASPER COUNTY, TEXAS.  <b>2020-FORWARD POST JUDGMENT TAXES</b>	\$74,775.00	<b>\$18,090.71</b>	000390060720 000390060722 000390060724 000390060725 000390060723
5742 1ST DISTRICT COURT 27-Jul-17	CITY OF JASPER VS. UNKNOWN HEIRS OF IKE BRAILSFORD, ET AL	BEING TWO ACRES OF LAND, MORE OR LESS, OUT OF THE THOMAS GREEN SURVEY, A-158, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 11, PAGE 130, DEED RECORDS OF JASPER COUNTY, TEXAS.  <b>2017-FORWARD POST JUDGMENT TAXES</b>	\$8,710.00	<b>\$8,710.00</b>	R009141
6164 1ST DISTRICT COURT 15-Mar-18	KIRBYVILLE C.I.S.D. VS. GOREE DAVIS, III	BEING 0.287 ACRES OF LAND, MORE OR LESS, OUT OF THE H. & T.C. SURVEY, SECTION 41, ABSTRACT 293, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 709, PAGE 396, OFFICIAL RECORDS OF JASPER COUNTY, TEXAS.  <b>2018-FORWARD POST JUDGMENT TAXES</b>	\$48,591.00	<b>\$33,137.55</b>	R012465

<p>6175 1ST DISTRICT COURT 19-Jul-18</p>	<p>KIRBYVILLE C.I.S.D. VS. DAVID ANDREW TULLOS, ET AL</p>	<p>BEING 4.73 ACRES OF LAND, MORE OR LESS, OUT OF ABSTRACT 278, H&amp;TC SECTION 63, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 939, PAGE 1103, OFFICIAL PUBLIC RECORDS, JASPER COUNTY, TEXAS. &amp; BEING A 28 X 48 MOBILE HOME ONLY, LABEL # PFS0548746, LOCATED ON PARCEL 278-003400, JASPER COUNTY, TEXAS.</p> <p><b>2018-FORWARD POST JUDGMENT TAXES</b></p>	<p>\$25,235.00</p>	<p><b>\$3,204.10</b></p>	<p>R011875 R404075</p>
<p>6481 1ST DISTRICT COURT 19-Jan-17</p>	<p>Kirbyville C.I.S.D. vs. N. C. BARNETT, ET AL</p>	<p>BEING 3.83 ACRES OF LAND, MORE OR LESS, OUT OF S. WRIGHT SURVEY, ABSTRACT 47, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 296, PAGE 147, DEED RECORDS OF JASPER COUNTY, TEXAS. &amp; BEING A 16 X 76 TEXAN MOBILE HOME ONLY, LABEL # TEX0513403, JASPER COUNTY, TEXAS.</p> <p><b>2015-FORWARD POST JUDGMENT TAXES</b></p>	<p>\$56,392.00</p>	<p><b>\$4,234.20</b></p>	<p>R006437 R038197</p>
<p>6508 1ST DISTRICT COURT 15-Aug-19</p>	<p>JASPER COUNTY, ET AL VS. RAY CHARLES LEWIS, ET AL</p>	<p>0.5 ACRE, MORE OR LESS, SITUATED IN THE WASHINGTON MITCHELL SURVEY, ABSTRACT 390, JASPER COUNTY, TEXAS, AS DESCRIBED IN A TAX RESALE DEED RECORDED IN VOLUME 929, PAGE 274, OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS.</p> <p><b>2019-FORWARD POST JUDGMENT TAXES</b></p>	<p></p>	<p></p>	<p>000390086550</p>
<p>6508 1ST DISTRICT COURT 15-Aug-19</p>	<p>JASPER COUNTY, ET AL VS. RAY CHARLES LEWIS, ET AL</p>	<p>BEING LOT 3, BLOCK 8, TEXAS TRAM SUBDIVISION IN JASPER COUNTY, TEXAS, DESCRIBED IN THAT TAX RESALE DEED RECORDED IN VOLUME 929, PAGE 266, OFFICIAL RECORDS OF JASPER COUNTY, TEXAS.</p> <p><b>2019-FORWARD POST JUDGMENT TAXES</b></p>	<p>\$4,870.00</p>	<p><b>\$2,760.28</b></p>	<p>R029569</p>

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6564 1ST DISTRICT COURT 15-Aug-19	Kirbyville C.I.S.D. vs. SAMUEL JOHNSON, DECEASED, ET AL	BEING A 12 X 56 MOBILE HOME ONLY ON PARCEL 293- 027200, JASPER COUNTY, TEXAS. & BEING 5 ACRES OF LAND, MORE OR LESS, OUT OF THE H & TC TR, A-293, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 440, PAGE 657, DEED RECORDS OF JASPER COUNTY, TEXAS.  <b>2019-FORWARD POST JUDGMENT TAXES</b>	\$77,915.00	<b>\$14,978.16</b>	R399104 R012587
6752 1ST DISTRICT COURT 19-Jul-18	KIRBYVILLE C.I.S.D. vs. UNKNOWN HEIRS OF KYLE ALLEN, DECEASED, ET AL	BEING 3.368 ACRES OF LAND, MORE OR LESS, OUT OF THE H & TC (CALLED JOHN GILBERT) SURVEY, A-587, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 536, PAGE 692, DEED RECORDS OF JASPER COUNTY, TEXAS.  <b>2018-FORWARD POST JUDGMENT TAXES</b>	\$32,755.00	<b>\$2,130.83</b>	R018388

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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.