

CITY OF JASPER  
KIRBYVILLE C.I.S.D.  
TRUST PROPERTY

- 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#
6209 1ST DISTRICT COURT 15-Sep-16	KIRBYVILLE C.I.S.D. VS. MARY GERALD	BEING 4.09 ACRES OF LAND, MORE OR LESS, OUT OF THE H & T C R R CO. SECTION NUMBER 40, ABSTRACT 60, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 423, PAGE 809 AND VOLUME 301, PAGE 483, DEED RECORDS OF JASPER COUNTY, TEXAS. <i>SUBJECT TO POST JUDGMENT YEARS 2015 &amp; FORWARD</i>	\$20,357.00	\$18,351.19	R018601
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. <i>SUBJECT TO POST JUDGMENT YEARS 2020 &amp; FORWARD</i>	\$12,912.00	\$9,549.91	R029208

6484 1ST DISTRICT COURT 19-Jan-17	Kirbyville C.I.S.D. vs. HENRY E. SHAW	BEING 0.12 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE H & T C SECTION 63, A-278, JASPER COUNTY, TEXAS, ALSO BEING A PART OF LOTS 10-12, BLOCK 52, CITY OF KIRBYVILLE, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 994, PAGE 358 AND VOLUME 926, PAGE 666, OFFICIAL PUBLIC RECORDS OF JASPER COUNTY, TEXAS.	\$10,310.00	<b>\$4,729.54</b>	R029217
7227 1ST DISTRICT COURT 18-Aug-22	KIRBYVILLE C.I.S.D. vs. CHRISTINA PETERS, ET AL	BEING 0.698 ACRES OF LAND, MORE OR LESS, OUT OF THE H & T C SURVEY, A-276, JASPER COUNTY, TEXAS, DESCRIBED IN VOLUME 791, PAGE 326, DEED RECORDS OF JASPER COUNTY, TEXAS.  & BEING A 23 X 55 MOBILE HOME ONLY, LABEL # 1054699 LOCATED ON PARCEL 276—004410, JASPER COUNTY, TEXAS.	\$58,854.00	<b>\$22,937.18</b>	R325079

**END OF LIST**

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**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](mailto: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 within three to five business days.

- If the offer is 100%, you will receive an Acceptance Letter within three to five business days detailing how you should submit payment on the offer. You will have up to 5 business days to submit 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.

**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](http://www.jaspercad.org)

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

Jasper County Tax Assessor-Collector

P.O. Box 1970

Jasper, Texas 75951

409-384-4684

[www.jaspercotxtax.com](http://www.jaspercotxtax.com)

**REQUEST FOR STATEMENT OF DELINQUENCY**  
Required Before Receiving Tax Sale Deed

CPRC Sec. 34.0445/PERSONS ELIGIBLE TO PURCHASE REAL PROPERTY.

- a. An officer conducting a sale of real property under this subchapter may not execute or deliver a deed to the purchaser of the property unless the purchaser exhibits to the officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale is conducted has determined that:
  - 1. there are no delinquent ad valorem taxes owed by the person to that county; and
  - 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- b. An individual may not bid on or purchase the property in the name of any other individual. An officer conducting a sale under this subchapter may not execute a deed in the name of or deliver a deed to any person other than the person who was the successful bidder.
- c. The deed executed by the officer conducting the sale must name the successful bidder as the grantee and recite that the successful bidder exhibited to that officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale was conducted determined that:
  - 1. there are no delinquent ad valorem taxes owed by the person to that county; and
  - 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- d. If a deed contains the recital required by Subsection
  - 1. it is conclusively presumed that this section was complied with.
  - 2. A person who knowingly violates this section commits an offense. An offense under this subsection is a Class B misdemeanor.
  - 3. To the extent of a conflict between this section and any other law, this section controls.

The person making this request (this form) must sufficiently identify any property subject to taxation in the County that the person currently owns or formerly owned. This request must be sworn to and signed by the person requesting it and must provide a current address to which the tax office statement will be sent.

Violation of the State law is a criminal offense (Class B misdemeanor) and any sale conducted in violation of it shall be void. In addition, a person may be subject to a penalty of 20% of the market value of the property for failing to comply with the terms of the sale. (See Chapter 34, Sections 34.0445 & 34.015 of the Property Tax Code and Rule 652, Rules of Civil Procedure.)

**Complete all the information requested in the box below:**

Name: \_\_\_\_\_ (Print name of Bidder/Purchaser)

Address: \_\_\_\_\_ (Print Bidder/Purchaser Mailing Address)

City, State, Zip: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_

"I, whose name and address appear above and whose signature appears below, swear that I have described, in the space(s) below, any property that I own, formerly owned or own a property interest in that is in or subject to taxation by Jasper County.

\_\_\_\_\_  
(Indicate relevant account numbers or "None" if no current or former property is owned or formerly owned by the person named above and whose signature appears below)

\_\_\_\_\_  
**Signature (Required)**

BEFORE ME, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared the person named above, whose signature I witnessed, and swore under oath that the information provided above is true and correct to the best of his / her knowledge and belief and has read the attached Constable Tax Sale Instructions.

(seal)

\_\_\_\_\_  
Notary Public in and for the State of Texas

"I, Joe Hawthorn, Jasper County Tax Assessor-Collector, have determined that there  are  are not delinquent property taxes owed to the County, and no delinquent taxes known or reported by the school districts or the municipalities with territory in Jasper County. The amount of taxes owed to the County is \_\_\_\_\_; amount owed to other school districts or municipalities is \_\_\_\_\_.

**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 MUST BE FULL PRICE, EXCLUDING POST JUDGMENT TAX YEARS)**

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](mailto: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