



**TAX SALES for
Kirbyville Consolidated Independent School District
in Newton County**

**LOCATION: NEWTON COUNTY COURTHOUSE
110 COURT STREET
NEWTON, TX 75966**

**October 6, 2026
TIME: 10:00AM**

BY VIRTUE OF ORDERS OF SALE issued out of Newton County in the following cases on the 26th day of August 2026, and the Constable, directed and delivered, will proceed to sell at 10:00 AM on the 6th day of October 2026, which is the first Tuesday of said month, at the Official Door of the Courthouse of said Newton County.

Please arrive 30 minutes prior to Sale with your approved Bidder Application Form to sign in for your Bidder Number - Sign in location will be near the gazebo located in front of the Courthouse.

- 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 Sheriff or 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 and must be paid independently of the bid amount.
- 4) All interested bidders must have a no tax due certificate on file with the office of the tax assessor collector in Newton County. The deadline for application and \$10.00 fee is **THURSDAY OCTOBER 1, 2026.** (SEE ATTACHED APPLICATION)
- 5) **Successful bidders must make payment for their sale purchase to the **Newton County Appraisal District by 2:00 pm on the day of sale** (The Newton County Appraisal District accepts cash, and cashier's checks).**

Statement of No Delinquent Tax Forms will not be processed on the day of Sale!

For more information regarding any sale listed below, **please contact the Perdue Brandon Fielder Collins & Mott, LLP**
Conroe office at (936) 242-6815

Cause No:					
District Court:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account #
Judgment Date:					
T1803911 1ST JUDICIAL DISTRICT 21-Aug-25	KIRBYVILLE C.I.S.D. vs. LOTTIE LEE FORD ESTATE	BEING ONE (1) ACRE OF LAND, MORE OR LESS, OUT OF THE H & T C RR SURVEY, A-209, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 401, PAGE 863, NEWTON COUNTY, TEXAS. & BEING A MOBILE HOME ONLY, TITLE # 5CH200R3891155450, LOCATED ON TRACT 12, D & T C RR SURVEY, A-209, NEWTON COUNTY, TEXAS.	\$104,196.00	\$21,369.99 SUBJECT TO POST JUDGMENT YEARS 2025- FORWARD	13994 & 63767
TX19-03986 1ST JUDICIAL DISTRICT 16-Apr-26	KIRBYVILLE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT vs. FENDER CLASS 20 TRUST	BEING 5.14 ACRES OF LAND, MORE OR LESS, OUT OF THE G.M. STRAHAN SURVEY, A- 948, NEWTON COUNTY, TEXAS, DESCRIBED IN VOLUME 353, PAGE 263, DEED RECORDS OF NEWTON COUNTY, TEXAS.	\$38,550.00	\$13,933.11 SUBJECT TO POST JUDGMENT YEARS 2026- FORWARD	20810
TX22-04224 1ST JUDICIAL DISTRICT 16-Oct-25	KIRBYVILLE C.I.S.D. vs. MACK MCCAIN, ET. AL	3.06 ACRES OF LAND, MORE OR LESS, CALLED TRACTS 8 & 16, IN THE D. CALL SURVEY, ABSTRACT 891, NEWTON COUNTY, TEXAS, BEING THE PORTION OF THE 5 ACRES DESCRIBED IN A DEED RECORDED IN VOLUME 127 PAGES 88-90 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS, WHICH LIES SOUTH OF COUNTY ROAD 3094; SAVE AND EXCEPT THE .5 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 339 PAGE 92 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS, ALSO SAVE AND EXCEPT THE 1 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 235 PAGE 306 OF THE DEED	\$27,141.00	\$21,841.22 SUBJECT TO POST JUDGMENT YEARS 2025- FORWARD	20498 & 20509

		RECORDS OF NEWTON COUNTY, TEXAS.			
TX24-04402 1ST JUDICIAL DISTRICT 21-Aug-25	KIRBYVILLE C.I.S.D. vs. VALLARIE PAULLYNE FREEMAN ALSO KNOWN AS VALLARIE PAULLYNE DRYDEN	A TRACT OF LAND BEING 5.178 ACRES OUT OF THAT CERTAIN 7.178 ACRES IN THE D. CALL, ABSTRACT 891, NEWTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 757, PAGE 917 DEED OF RECORDS NEWTON COUNTY, TEXAS AND PER THE MAPS OF THE NEWTON COUNTY APPRAISAL DISTRICT.	\$43,734.00	\$6,148.86 SUBJECT TO POST JUDGMENT YEARS 2025- FORWARD	20492

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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 113 COURT STREET
LICENSE AND TAXES 75966
FOR INFORMATION
(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



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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.



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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