

Jackson County, Texas

Tax Sales and Re-Sales

Please read the following important information regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, bidder's must sign in and be given a bidder number card.
2. Jackson County sales are by public auction only and the bidder and/or agent must be present at the sale.
3. The property will be sold to the highest bidder and the successful bidder must fill out a Bidder Information Sheet.
4. Successful bidders must pay for their property with either **wire transfer, cashier's check or money order** and they must be made out to **Linebarger Goggan Blair & Sampson, LLP or LGBS, LLP**.
5. Payments must be submitted beginning immediately after the sale. Bidders must notify the individuals conducting the sale if they are going to need additional time to secure the funds for payment.
6. The Tax Office takes a break from processing the tax sale proceeds from 12-1p for lunch, and resumes at 1p but all payments must be submitted by 2p at the latest.
7. Any bidder who fails to pay for the property they purchased shall be held liable for twenty percent of the value of the property, plus costs incurred because of the bidder's default.
8. Purchasers will be required to pay all taxes that have become due subsequent to the date of the judgment.
9. **All sales are considered final and the properties are sold "as is" and without warranty.**
10. All property purchased at this sale is subject to a statutory right of redemption. This redemption period begins from the date the purchaser's deed is filed of record in the deed records. The redemption period for homestead exempt or agricultural exempt properties is two years. The redemption period for non-homestead or non-agricultural exempt property is 180 days.
11. If the property is redeemed, the purchaser will be entitled to the purchase amount of the property; any additional amount of taxes paid on the property; and a 25 percent penalty if redeemed in the first year of the two period (or if the property was a non-homestead or non-agricultural exempt property), or a 50 percent penalty if redeemed in the second year.
12. Property is sold by the legal description, not the street address. It is up to the bidders to research and familiarize themselves with the property they bid on.
13. Property purchased at the tax sale may be subject to liens or fees due to the City or Property Owners Association in which the property is located.
14. Tax sales and re-sales are conducted on the first Tuesday of the month, beginning at 10am. Jackson County holds approximately three to four tax sales a year.
15. The sale list is published in the local newspaper, the Jackson County Herald Tribune or it may also be viewed on the Linebarger website (www.lgbs.com) approximately 15 days prior to the sale.
16. You may view tax bills on the following website: www.jacksoncad.org.
17. Depending on the time of the year in which the property is purchased at a tax sale, the purchaser might not receive the current year's tax bill in the mail and will need to contact the Tax Office to inquire about the amount of taxes due.
18. The deed to the purchased property will be delivered by mail within six to eight weeks after the tax sale.

Should you have any further questions, please feel free to contact Teri Zema with Linebarger or the Tax Office



Monica H. Foster
Jackson County Tax Assessor-Collector

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NOTICE OF SALE

STATE OF TEXAS
JACKSON COUNTY

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BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Jackson County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on August 9, 2021, seized, levied upon, and will, on the first Tuesday in September, 2021, the same being the 7th day of said month, at 115 West Main Street at the Courthouse of the said County, in the City of Edna, Texas 77957, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Jackson and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
1	TAX8584 02/08/21	R27820 AUGUST 09, 2021	JACKSON COUNTY, ET AL VS. JACKSON COUNTY VACUUM TRUCK SERVICE INC	A tract or parcel of land containing 1.00 acres, more or less, out of an aggregate of 5.228 acres, more or less, located in the S.C.A. Rogers League, Abstract No. 65, in Jackson County, Texas and consisting of the following portions: a) a tract or parcel containing 1.00 acre, more or less, described in a deed recorded in Volume 576, Page 86 of the Deed Records of Jackson County, Texas; b) a tract or parcel of land containing 1.00 acre, more or less, described in a deed recorded in Volume 676, Page 892 of the Deed Records of Jackson County, Texas; and c) a tract or parcel of land containing 4.00 acres, more or less, described in a deed recorded in Volume 679, Page 79 of the Deed Records of Jackson County, Texas; save and except the following portions thereof: a) a tract or parcel of land containing 0.772 of an acre, more or less, described in a deed recorded in Volume 476, Page 547 of the Official Public Records of Jackson County, Texas; and b) any portion of the above described property lying within the boundaries of U.S. Highway 59. Being that same property identified on Plaintiffs' tax rolls as account no. R27820.	\$60,270.00	\$15,001.58

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
2	TAX8584 02/08/21	R27822 AUGUST 09, 2021	JACKSON COUNTY, ET AL VS. JACKSON COUNTY VACUUM TRUCK SERVICE INC	<p>A tract or parcel of land containing 4.228 acres, more or less, out of an aggregate of 5.228 acres, more or less, located in the S.C.A. Rogers League, Abstract No. 65, in Jackson County, Texas and consisting of the following portions:</p> <p>a) a tract or parcel containing 1.00 acre, more or less, described in a deed recorded in Volume 576, Page 86 of the Deed Records of Jackson County, Texas;</p> <p>b) a tract or parcel of land containing 1.00 acre, more or less, described in a deed recorded in Volume 676, Page 892 of the Deed Records of Jackson County, Texas; and</p> <p>c) a tract or parcel of land containing 4.00 acres, more or less, described in a deed recorded in Volume 679, Page 79 of the Deed Records of Jackson County, Texas;</p> <p>save and except the following portions thereof:</p> <p>a) a tract or parcel of land containing 0.772 of an acre, more or less, described in a deed recorded in Volume 476, Page 547 of the Official Public Records of Jackson County, Texas; and</p> <p>b) any portion of the above described property lying within the boundaries of U.S. Highway 59.</p> <p>Being that same property identified on Plaintiffs' tax rolls as account no. R27822.</p>	\$54,740.00	\$13,106.33
3	TAX8584 02/08/21	R22095 AUGUST 09, 2021	JACKSON COUNTY, ET AL VS. JACKSON COUNTY VACUUM TRUCK SERVICE INC	2.00 acres, more or less, out of the North part of Lot 21, Pickering Ranch, a subdivision in Jackson County, Texas, as described in a deed dated July 16, 2014, from Tammy Leal to Jackson County Vacuum Truck Service, Inc., in Volume 469, Page 429, Official Public Records of Jackson County, Texas.	\$14,000.00	\$3,227.59
4	TAX8704 04/27/21	R43078 AUGUST 09, 2021	JACKSON COUNTY, ET AL VS. LANCE JAY LAMBERT, ET AL	0.384 acre, more or less, situated in the Robert Gutherie League, Abstract 26, Jackson County, Texas, as described in deed dated May 13, 2009, from Wilbert R. Lambert et ux to Lance Jay Lambert, in Volume 353, Page 846, Official Records of Jackson County, Texas and manufactured home with SERIAL # PH2214140A, TITLE # 00319472, LABEL #PFS1060927, if located thereon .	\$53,400.00	\$9,527.47

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
5	TAX08777 04/12/21	R22943 AUGUST 09, 2021	JACKSON COUNTY, ET AL VS. THERESA HUITZIL, AKA THERESA JULIA HUITZIL, ET AL	Lots 3, 4, 5, 6 and 7, Block 49, Subdivision "D", Southeast Quarter, a subdivision to the Town of LaWard, Jackson County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 29, Plat Records of Jackson County, Texas.	\$14,290.00	\$7,839.09

(any volume and page references, unless otherwise indicated, being to the Deed Records, Jackson County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Edna, Texas, August 9, 2021

 Sheriff A. J. "Andy" Louderback
 Jackson County, Texas

By _____
 Deputy

Notes:

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP., attorney for plaintiffs, at (361) 888-6898

NOTICE OF TAX RESALE

(Properties previously struck off to JACKSON COUNTY)
(See note below)

Sheriff A. J. "Andy" Louderback

Pursuant to a resolution of its governing body under Section 34.05(c), Property Tax Code, Jackson County has requested a public re-sale by my office of certain properties previously foreclosed and bid off to the taxing units in the suits described below. Therefore, I will on September 7, 2021, at 115 West Main Street at the Courthouse of the said County, in the City of Edna, Texas 77957, between the hours of 10:00 A.M. and 4:00 P.M. on said day, beginning at 10:00 A.M., proceed to sell for cash to the highest bidder, and in the manner provided by Section 34.05(d), Property Tax Code, all of the right, title and interest of the taxing units, acquired through each of the suits listed below, in and to the following described real estate being situated in Jackson County, Texas, to wit:

Note: Jackson County is the taxing unit to which the property was struck off to in trust.

Sheriff A. J. "Andy" Louderback, By: _____ Date _____

Sale #	Cause # Judgment Date Struck-Off On	Account Number	Style of Case	Legal Description	Adjudged Value (See note below)	Estimated Minimum Bid (See note below)
1	TAX7433 03/17/08 08/05/08	R20977	JACKSON COUNTY, ET AL VS. E. D. FOGLEMAN	LTS 5 & 6, BLK 23, NE QUARTER, SUBDIVISION B, TOWNSITE OF LA WARD, REC'D IN CABINET 1, SLIDE 38A*	\$1,330.00	\$1,330.00
2	TAX7604 09/05/07 02/05/08	R38977	JACKSON COUNTY, ET AL VS. ANNIE MAE BROWN	Lot 3 in Block 16 of Vanderbilt, Jackson County, Texas, According to the map or plat thereof recorded in Volume 2, Page 17 of the Map Records of Jackson County, Texas.	\$4,130.00	\$1,300.00
3	TAX8605 06/23/20 10/06/20	R26053	JACKSON COUNTY, ET AL VS. UNKNOWN HEIRS TO THE ESTATE OF KATIE CHINN BOYD, DECEASED, ET AL	A tract or parcel of land containing 0.671 acres, more or less, located in the Sylvanus Hatch Survey, Abstract 27, in Jackson County, Texas; being more particularly described by metes and bounds in a deed from Rose Marie Beyer to Glenn Whitley dated July 28, 2003 and recorded in Volume 224, Page 364 in the Official Public Records of Real Property of Jackson County, Texas; save and except a tract or parcel containing 0.2753 acres, more or less, described by metes and bounds in a deed recorded in Volume 29, Page 234 in the Official Public Records of Real Property of Jackson County, Texas; leaving herein a residue of 0.3957 acres, more or less.	\$38,060.00	\$4,000.00

Notes:

All sales are without warranty, expressed or implied. Specifically, there is no warranty as to title or physical condition (including the condition or existence of any improvements). The sales are subject to any rights of redemption as provided by law.

All volume and page references in the legal description refer to the records of the County Clerk of Jackson County. All prospective bidders should make their own investigation of the title held by the taxing entities and the value of the property. Prospective bidders are encouraged to consult their attorney. Prospective bidders should not rely on the "Adjudged Value" as representing the actual value of the property or any information regarding the property contained in the records of the Jackson County Appraisal District .

Payment must be made in cash or by cashiers check. All sales are final.

All Sales subject to cancellation without prior notice.

**THE PROPERTY MAY BE SUBJECT TO CLAIMS BY THE TAXING ENTITIES FOR POST-JUDGMENT TAXES.
TAX SALE PURCHASERS ARE ENCOURAGED TO CHECK WITH THE TAXING ENTITIES FOR OTHER TAXES
THAT MAY BE DUE ON PROPERTY.**

