

**DELINQUENT TAX SALE
THE COUNTY OF HARDIN, TEXAS
HARDIN COUNTY, TEXAS**

**June 6, 2017 at 10:00 AM
Courthouse Door of Hardin County, Texas**

GENERAL INFORMATION REGARDING THE TAX SALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government. The grantee named in the deed must be the same person who was the successful bidder. (Section 34.015 Texas Tax Code.)
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to **Shirley Cook, TAC**. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The amount of the opening bid is set out beside each tract. The bidding must start at that figure or higher and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, you may contact our office in Kountze at (409) 246-3000.

PLEASE NOTE: REQUEST FOR WRITTEN STATEMENT ON NEXT PAGE MUST BE RETURNED TO TAX ASSESSOR PRIOR TO MAY 26TH, 2017, IN ORDER TO BID IN THIS SALE.

THIS FORM SHOULD BE FILLED OUT AND RETURNED TO THE TAX ASSESSOR PRIOR TO MAY 26TH, 2016

**REQUEST FOR WRITTEN STATEMENT
REGARDING DELINQUENT PROPERTY TAXES IN HARDIN COUNTY, TEXAS
PURSUANT TO § 34.015, TEXAS TAX CODE**

NAME OF REQUESTOR (Print Name of Requesting Person/Company):

MAILING ADDRESS:

PHONE NUMBER:

FAX NUMBER:

EMAIL ADDRESS:

LIST ALL PROPERTY CURRENTLY OR FORMERLY OWNED BY REQUESTOR

1. Include real property, business personal property and manufactured homes
2. Include Property owned in your name or in the name of a business you owned or currently own
3. Include property located in the County or in any school or city that has territory in the County.

Item No.	Tax Acct. No.	Legal Description	Property Address	Date Acquired	Date Sold
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					

I HEREBY REQUEST THAT THE COUNTY TAX ASSESSOR-COLLECTOR DELIVER TO ME AT THE ADDRESS SHOWN ABOVE A WRITTEN STATEMENT UNDER TEX. TAX CODE §31.015 STATING WHETHER THERE ARE ANY DELINQUENT TAXES OWED BY ME TO THE COUNTY OR TO ANY SCHOOL DISTRICT OR MUNICIPALITY HAVING TERRITORY IN THE COUNTY. THE INFORMATION FURNISHED BY ME ON THE FORM ABOVE IS WITHIN MY PERSONAL KNOWLEDGE AND IS TRUE AND CORRECT.

(Requestor Signature)

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 2015, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF THIS OFFICE.

Notary Public, State of Texas

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	12098T	The County of Hardin, Texas v Charles R. Windsor et al	AB 34 S JACKSON P# 34-258-C I# 1168 /590 ACRES .250 (Volume 1168, Page 590, Deed Records, Hardin County, Texas), 775 Herring Street, Sour Lake, Texas Account #000034-012350/00014436 Judgment Through Tax Year: 2015	\$21,434.69
2	12270T	The County of Hardin, Texas v Wallace Chance, Jr.	0.782 acre out of Lot 3, Block G, Beaumont Colony South, PARCEL #K33-G-3-F-T, Hardin County, Texas (Volume 1870, Page 454, Deed Records, Hardin County, Texas), 830 Bryan Lane, Lumberton, Texas Account #002150-003135-0000000/00041348 Judgment Through Tax Year: 2014	\$3,301.74
3	12320T	The County of Hardin, Texas v Charla Faye Griffin et al	13.90 Acres, more or less, out of Abstract 443, of the George Stephenson Survey, Parcel #443-3-B-2-A, Hardin County, Texas (Instrument #2012-29711, Hardin County, Texas), 10648 N Hwy 326 Account #000443-000350/00033580 Judgment Through Tax Year: 2016	\$10,255.07
4	12354T	The County of Hardin, Texas v William Benjamin Morrow et al	0.500 Acres, more or less, out of Abstract 17, Joseph Ellery League, PARCEL# 17-25-D, Hardin County, Texas (Volume 1806, Page 480 of the Deed Records, Hardin County, Texas), 10015 Cravens Camp Road Account #0000170086500000000/00013459 Judgment Through Tax Year: 2016	\$12,544.25
5	12383T	The County of Hardin, Texas v Ricky Eakin et al	Lot 10, Royalwood Subdivision, Parcel #RYL WD-10, Hardin County, Texas (Volume 1448, Page 681 of the Deed Records, Hardin County, Texas), 219 Royalwood St Account #0057900005000000000/43731 Judgment Through Tax Year: 2015	\$2,958.28
6	12397T	The County of Hardin, Texas v Alice Patrick	3.520 Acres, more or less, out of Abstract 376, Joseph Landis Survey, Parcel #376-15-I, Hardin County, Texas (Instrument #2015-56542, Deed Records, Hardin County, Texas), 222 Blair Road Account #0003760010800000000/00025988 Judgment Through Tax Year: 2015	\$5,204.86
7	12412T	The County of Hardin, Texas v J.S. Johnson	Lots 4 & 5, Block 32, Richard Rogers Subdivision, PARCEL# HJ26-32-2, Hardin County, Texas (Volume 20, Page 332 of the Deed Records, Hardin County, Texas) Account #0076000001500000000/15350 Judgment Through Tax Year: 2015	\$5,622.46
8	12413T	The County of Hardin, Texas v Dora Bozeman	Lot 1, Block 39, Richard Rogers Subdivision, PARCEL# HJ26-39-1, Sour Lake, Hardin County, Texas (Volume 16, Page 386 of the Deed Records, Hardin County, Texas) Account #0076000006500000000/8196 Judgment Through Tax Year: 2015	\$3,570.20
9	12431T	The County of Hardin, Texas v Edward L. Keith	VILLAGE CREEK SP GU W2 AB 14 DUNCAN E RRC 264854 CHOICE EXPLORATION INTEREST .003166 TYPE=R, HARDIN COUNTY, TEXAS Account #31264854000R090516/00102513 Judgment Through Tax Year: 2016	\$1,315.46
10	12431T	The County of Hardin, Texas v Edward L. Keith	VILLAGE CREEK SP GU 1R AB 14 DUNCAN E RRC 265002 CHOICE EXPLORATION INTEREST .003166TYPE=R, HARDIN COUNTY, TEXAS Account #31265002000R090516/00102453 Judgment Through Tax Year: 2016	\$3,116.79
11	12445T	The County of Hardin, Texas v Ronald C. Tanner et al	Lot 39, Bryant Place Subdivision, parcel #BP-426-39, Hardin County, Texas (Volume 1053, Page 376 of the Deed Records, Hardin County, Texas), 1016 Bryan Lane, Lumberton, Texas 77657 Account #0042600003900000000/56760 Judgment Through Tax Year: 2015	\$2,746.30

RESALES

THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	12222T	The County of Hardin, Texas v Arthur George Jewett, Jr. et al	Lots 14 & 15, Block 3, Tull Addition, PARCEL# S52-3-8, Hardin County, Texas (Volume 846, Page 70 and Instrument #2017-71602 of the Deed Records, Hardin County, Texas), 815 W Ave B, Silbsbee, Texas Account #004350-000950/00035041 Bid in Trust 12/6/2016 Judgment Through Tax Year: 2015	\$5,575.00
13	12299T	The County of Hardin, Texas v Helen Marie Neely et al	.813 acre, more or less, out of Abstract 802 of the C. M. Votaw Survey, PARCEL #802-39-X, Hardin County, Texas (Volume 943, Page 298 and Volume 943, Page 300 and Instrument #2017-71601, Deed Records, Hardin County, Texas), 6820 Nicholas Account #0008020015500000000/00013034 Bid in Trust 12/6/2016 Judgment Through Tax Year: 2015	\$1,325.00
14	12366T	The County of Hardin, Texas v Donna Miller Franklin	0.759 Acres, more or less, out of Abstract 53, S. K. Vanmeter League, PARCEL#53-148-B, Hardin County, Texas (Volume 1439, Page 267 and Instrument #2017-71603 of the Deed Records, Hardin County, Texas) Account #0000530102000000000 Bid in Trust 12/6/2016 Judgment Through Tax Year: 2015	\$1,195.00
SECOND OFFER RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
15	12180T	The County of Hardin, Texas v Leslie Hargrove et al	5.000 Acres, more or less, out of Abstract 59 of the T D Yocum, Survey, Hardin County, Texas (Volume 521, Page 68 and Instrument #2016-65881, Deed Records, Hardin County, Texas) Account #000059-000550/00046430 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
16	12180T	The County of Hardin, Texas v Leslie Hargrove et al	5.00 acres out of Abstract 59 of the T D Yocum Survey, Hardin County, Texas (Volume 521, Page 77 and Instrument #2016-65882, Deed Records, Hardin County, Texas) Account #000059-000450/00029105 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
17	12180T	The County of Hardin, Texas v Leslie Hargrove et al	5.000 acres, more or less, out of Abstract 59 of the T D Yocum Survey, Hardin County, Texas (Volume 521, Page 74 and Instrument #2016-65883, Deed Records, Hardin County, Texas) Account #000059-000500/00046431 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
18	12180T	The County of Hardin, Texas v Leslie Hargrove et al	5.0 acres out of Abstract 59 of the T D Yocum Survey, Hardin County, Texas (Volume 521, Page 71 and Instrument #2016-65884, Deed Records, Hardin County, Texas) Account #000059-000400/00046425 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
19	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 14, Block 1204, Wildwood Resort City Subdivision, PARCEL #WW1204-14, Hardin County, Texas (Volume 1537, Page 644 and Instrument #2016-65885 of the Deed Records, Hardin County, Texas) Account #012279-002300/00025954 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
20	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 38, Block 807, Wildwood Resort City Subdivision, PARCEL #WW807-38, Hardin County, Texas (Volume 1535, Page 780 and Instrument #2016-65886 of the Deed Records, Hardin County, Texas) Account #012274-001900/00029878 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
21	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 24, Block 807, Wildwood Resort City Subdivision, PARCEL #WW807-24, Hardin County, Texas (Volume 1535, Page 475 and Instrument #2016-65887 of the Deed Records, Hardin County, Texas) Account #012274-001200/00004017 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
22	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 5, Block 611, Wildwood Resort City Subdivision, PARCEL #WW611-5, Hardin County, Texas (Volume 1540, Page 180 and Instrument #2016-65888 of the Deed Records, Hardin County, Texas) Account #012261-000250/00019380 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
23	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 16, Block 102, Wildwood Resort City Subdivision, PARCEL #WW102-16, Hardin County, Texas (Volume 1535, Page 815 and Instrument #2016-65889 of the Deed Records, Hardin County, Texas) Account #010200-000750/00028880 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
24	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 17, Block 102, Wildwood Resort City Subdivision, PARCEL #WW102-17, Hardin County, Texas (Volume 1535, Page 815 and Instrument #2016-65890 of the Deed Records, Hardin County, Texas) Account #010200-000800/00019607 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
25	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 8, Block 103, Wildwood Resort City Subdivision, PARCEL #WW103-8, Hardin County, Texas (Volume 1540, Page 180 and Instrument #2016-65891 of the Deed Records, Hardin County, Texas) Account #010250-000400/00001989 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
26	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 3, Block 205, Wildwood Resort City Subdivision, PARCEL# WW205-3, Hardin County, Texas (Volume 1535, Page 496 and Instrument #2016-65892 of the Deed Records, Hardin County, Texas) Account #011350-000150/00031614 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
27	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 41, Block 120, Wildwood Resort City Subdivision, PARCEL# WW120-41, Hardin County, Texas (Volume 1535, Page 110 and Instrument #2016-65893 of the Deed Records, Hardin County, Texas) Account #010850-002050/00031682 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD
28	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 48, Block 601, Wildwood Resort City Subdivision, PARCEL# WW601-48, Hardin County, Texas (Volume 1535, Page 83 and Instrument #2016-65894 of the Deed Records, Hardin County, Texas) Account #012251-002400/00001443 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	TBD