

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

**December 5, 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 NOVEMBER 29TH, 2017, IN ORDER TO BID IN THIS SALE.

**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 _____, 2017, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF THIS OFFICE.

Notary Public, State of Texas

PROPERTIES TO BE SOLD ON DECEMBER 5, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	11,669	County of Hardin v Ester Spikes AKA Esther Spikes et al	Lots 12 & 13, Block 66, Bryant Subdivision out of Abstract 34 of the S. Jackson League, Parcel #34-1049, Hardin County, Texas and all improvements, if any, located thereon, located at 931 S. Fannin St., Sour Lake, Hardin County, Texas (Volume 237, Page 215 and Volume 558, Page 780 of the Deed Records, Hardin County, Texas) Account #000034-038050/17961 Judgment Through Tax Year: 2012	\$24,505.45
2	12258T	The County of Hardin, Texas v Ronald E. Jordan et al	Lot 26, Northwoods Subdivison, Section 1, PARCEL #NW-26, Hardin County, Texas, 2150 Hwy. 69 Account #002275001350000000/00001066 Judgment Through Tax Year: 2016	\$9,545.24
3	12360T	The County of Hardin, Texas v Jessie L. Hamblin et al	1.0 Acres, more or less, out of M W Bumstead Survey, PARCEL# NOT-24, Hardin County, Texas (Volume 1623, Page 520 of the Deed Records, Hardin County, Texas), 365 Fletcher Rd Account #013000001500000000/00021694 Judgment Through Tax Year: 2015	\$4,427.02
4	12375T	The County of Hardin, Texas v Robert W. Kittell et al	1.10 Acres, more or less, out of Abstract 2, Francisco Arriola League, Parcel #2-110-BB-272-A, with a 14X72, White/Tan, 1978 Manufacture Home, HCAD#3374, Serial #TEX0046689, Hardin County, Texas (Volume 824, Page 733 of the Deed Records, Hardin County, Texas), 4302 Wilson Lane Account #0000020094100000000 Judgment Through Tax Year: 2016	\$5,383.37
5	12419T	The County of Hardin, Texas v Kathy Howard	0.880 Acres, more or less, out of Abstract 35, L. DeLeslie League, PARCEL# CL-2-4, Hardin County, Texas (Volume 1184, Page 91 of the Deed Records, Hardin County, Texas), 3757 Hwy 327 Account #0035150000400000000/22753 Judgment Through Tax Year: 2016	WITHDRAWN
6	12463T	The County of Hardin, Texas v Mary Porter et al	Lots 15 & 16, Block 39, Santa Fe Townsite, Parcel #S47-39-10, Hardin County, Texas (Volume 114, Page 85 of the Deed Records, Hardin County, Texas), S 11th St. Account #0041000119250000000/25450 Judgment Through Tax Year: 2016	\$2,972.91
7	12463T	The County of Hardin, Texas v Mary Porter et al	Lots 12 & 13, Block 40, Santa Fe Townsite, Parcel #S47-40-10, Hardin County, Texas (Volume 391, Page 639 of the Deed Records, Hardin County, Texas), 260 S 11th St. Account #0041000124000000000/37090 Judgment Through Tax Year: 2016	\$4,480.00
8	12488T	The County of Hardin, Texas v Charlotte Enloe	Lot 6, Block 18, Electric Addition Subdivision, Parcel #HJ11-18-3, Hardin County, Texas (Volume 1727, Page 795 of the Deed Records, Hardin County, Texas), 245 Cora Lee Street Account #0069000060500000000/28495 Judgment Through Tax Year: 2016	\$5,000.29
9	12527T	The County of Hardin, Texas v Velma Rhone Chapman	Lot 15, Baugh Subdivision of the town of Silsbee, Parcel #S1311, Hardin County, Texas (Volume 851, Page 216 of the Deed Records, Hardin County, Texas), 335 Ikes Lane Account #0025000005500000000/19331 Judgment Through Tax Year: 2016	\$13,180.97
<u>RESALES</u> <u>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:</u>				
10	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, Silsbee, Texas Account #004350-000950/00035041 Bid in Trust 12/6/2016 Judgment Through Tax Year: 2015	TBA