

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

**June 5, 2018 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 the Hardin County Tax Office. 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Hardin County Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code.)

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

**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. | | | | | |
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| 4. | | | | | |
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| 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 JUNE 5, 2018:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|--------|---|--|------------|
| 1 | 12219T | The County of Hardin, Texas v Mabel Messer et al | 0.091 Acres, more or less, out of Lot 8, Block 76, Allums 1st Addition to the City of Kountze, PARCEL #K10-76-8, Hardin County, Texas (Volume 426, Page 116 of the Deed Records, Hardin County, Texas), 745 Bear Street Account #001000-000500/00036179 Judgment Through Tax Year: 2017 | \$4,520.00 |
| 2 | 12336T | The County of Hardin, Texas v Susan Rice | 4.550 acres, more or less, out of Abstract 687 of the TR & SF Pickle Survey, PARCEL #685-7-K, Hardin County, Texas (Document 2013-35224, SAVE & EXCEPT that property described out of Document 2015-57478, Official Public Records, Hardin County, Texas) Account #000685-000714-0-000000/00029415 Judgment Through Tax Year: 2017 | \$9,444.09 |
| 3 | 12437T | The County of Hardin, Texas v Merice Jordan McDonald AKA Vannie Merice Jordan et al | 2.250 Acres, more or less, out of Abstract 345 of the Jordan Survey, Parcel #345-15, Hardin County, Texas (Volume 424, Page 380 of the Deed Records, Hardin County, Texas), Hwy 421 Account #000345001000000000/50899 Judgment Through Tax Year: 2017 | \$5,263.35 |
| 4 | 12453T | The County of Hardin, Texas v Penny R. Ratcliff | Lot 5-A, Shady Hollow Estates, Section 2, Parcel #SHE2-5-A, Hardin County, Texas (Volume 1479, Page 358 of the Deed Records, Hardin County, Texas), 20 Redbud Lane, Lumberton, Texas 77657-7131 Account #002031000050000000/56719 Judgment Through Tax Year: 2016 | \$6,036.60 |
| 5 | 12460T | The County of Hardin, Texas v Shawn Leger et al | Lots 6 & 9, Block 3, Stephen Jackson #1, Parcel #HJ17-3-3, Hardin County, Texas (Volume 1358, Page 647 of the Deed Records, Hardin County, Texas) and an Improvement Only, being a 1997, 16X76, White/Blue Manufactured Home, Serial #TRA0355727, HCAD# 9571, located on Parcel #HJ17-3-3, Hardin County, Texas, 485 S Merchant Account #007150000900000000/14301 Account #007150000955000000/68875 Judgment Through Tax Year: 2017 | \$6,960.06 |
| 6 | 12466T | The County of Hardin, Texas v Jessie L. Bush et al | A 2009, 32X44, Beige/Gray, American Homestar Texas 05544 Manufactured Home Only, HCAD# 11248, Serial #NTA1497061/2, located on Parcel #K10-12-1-X, City of Kountze, Hardin County, Texas, 812 E. 1st St. Account #001000001302000000/104569 Judgment Through Tax Year: 2017 | \$6,934.85 |
| 7 | 12506T | The County of Hardin, Texas v Sherika Haynes | Improvement Only being a House located on Parcel #35-191-A, Hardin County, Texas, 3747 Haynes Loop Account #000035012807000000/104275 Judgment Through Tax Year: 2017 | \$4,518.67 |
| 8 | 12529T | The County of Hardin, Texas v Julia R. Young | 3.90 Acres, more or less, out of Abstract 137 of the M. A. Cottle Survey, Tract 19, PARCEL #137-24-A, Hardin County, Texas (Volume 1947, Page 512 of the Deed Records, Brazos County, Texas), Lumberton, Texas Account #000137001400000000/25222 Judgment Through Tax Year: 2017 | \$5,226.06 |
| 9 | 12536T | The County of Hardin, Texas v Barry F. Edelman et al | Lot 11, Block 5, Electric Addition to the town of Sour Lake, PARCEL #HJ11-5-4, with a 1978, 14X80, White/Green Manufactured Home, Serial #TEX0031061, HCAD #1677, Hardin County, Texas (Volume 1743, Page 645 of the Deed Records, Hardin County, Texas), 370 W Hartel Account #006900001510000000/19994 Judgment Through Tax Year: 2017 | \$6,423.38 |
| 10 | 12569T | The County of Hardin, Texas v Valerie Bounds | Lot 28, Block 4, Section 2, Kirby Addition to the Town of Silsbee, PARCEL #S34-4-12, Hardin County, Texas (Volume 1452, Page 435 of the Deed Records, Hardin County, Texas), 1169 Railroad Account #003450004600000000/31836 Judgment Through Tax Year: 2017 | \$5,279.91 |

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:**

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|----|--------|--|---|--|
| 11 | 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 a 1999 16'x76' Southern/Home Beige/Gray Manufactured Home, HUD #NTA0863605, located at 931 S. Fannin St., Sour Lake, Hardin County, Texas (Volume 237, Page 215 and Volume 558, Page 780 and Instrument 2017- 81243 of the Deed Records, Hardin County, Texas) Account #000034-038050/17961 Bid in Trust 12/5/2017 Judgment Through Tax Year: 2012 | |
| 12 | 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, (as recorded in Page 173-A, Volume 2, of the Plat Records and Instrument 2017-81244 of Hardin County, Texas) Account #0022750013500000000/00001066 Bid in Trust 12/5/2017 Judgment Through Tax Year: 2016 | |
| 13 | 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 and Instrument 2017-81246 of the Deed Records, Hardin County, Texas), S 11th St. Account #0041000119250000000/25450 Bid in Trust 12/5/2017 Judgment Through Tax Year: 2016 | |
| 14 | 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 and Instrument 2017-81247 of the Deed Records, Hardin County, Texas), 260 S 11th St. Account #0041000124000000000/37090 Bid in Trust 12/5/2017 Judgment Through Tax Year: 2016 | |