

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

**June 4, 2019 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.

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.					
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 JUNE 4, 2019:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	12027T	The County of Hardin, Texas v Alene Thomas	0.360 acre, more or less, L. D. Leslie Survey, Abstract 35 aka Part of Lot 2, Block 11, Houston Oil Company Subdivision #2, City of Silsbee, PARCEL #S31-11-3, Hardin County, Texas (Volume 886, Page 530, Deed Records, Hardin County, Texas), 1315 West Avenue L, Silsbee, Texas 77656 Account #003300-006600/00029043 Judgment Through Tax Year: 2017	\$26,427.40
2	12065T	The County of Hardin, Texas v Paul Roberts et al	.371 acre more or less, M. Peveto Survey, Tract 206, Abstract 419, PARCEL #419-57, Hardin County, Texas (Volume 819, Page 598 of the Deed Records, Hardin County, Texas), 4916 Hwy. 96 South, Lumberton, Texas Account #000419-003700/00017391 Judgment Through Tax Year: 2017	\$32,320.00
3	12182T	The County of Hardin, Texas v Wilburn A. Sheffield, Sr. et al	10.00 acres, more or less, out of Abstract 257 of the Hardin County School Land, PARCEL #257-92-X, Hardin County, Texas (Volume 894, Page 276, Deed Records, Hardin County, Texas) Account #000257-004500/00021766 Judgment Through Tax Year: 2017	\$15,870.00
4	12182T	The County of Hardin, Texas v Wilburn A. Sheffield, Sr. et al	6.110 acres, more or less out of Abstract 257, Hardin County School Land, PARCEL 257-23-E, Hardin County, Texas (Volume 1026, Page 662, Deed Records, Hardin County, Texas) Account #000257-001209/00014046 Judgment Through Tax Year: 2017	\$10,204.70
5	12182T	The County of Hardin, Texas v Wilburn A. Sheffield, Sr. et al	1.000 acre, more or less, out of Abstract 257 Hardin County School Land, PARCEL #257-23-E-2, Hardin County, Texas (Volume 1021, Page 697, Deed Records, Hardin County, Texas) Account #000257-001213/00027934 Judgment Through Tax Year: 2017	\$3,266.90
6	12392T	The County of Hardin, Texas v Dwight Howard et al	0.830 Acres, more or less, out of Block 23, Houston Oil Company Addition #1, Parcel # S30-23-1, Hardin County, Texas (Volume 1092, Page 279 of the Deed Records, Hardin County, Texas), 865 W Ave K Account #003250010700000000/29567 Judgment Through Tax Year: 2017	\$13,197.52
7	12426T	The County of Hardin, Texas v Anthony W. Jones et al	17.370 Acres, more or less, Abstract 342, C. M. Jordan Survey, PARCEL #342-9, Hardin County, Texas (Volume 881, Page 707 and Volume 1241, Page 123, Deed Records, Hardin County, Texas), 4210 Island Rd Account #000342000450000000/25500 Judgment Through Tax Year: 2018	\$24,327.73
8	12426T	The County of Hardin, Texas v Anthony W. Jones et al	10.0 Acres, more or less, Abstract 493, James Walea Survey, AKA Lot 28, Block 14, R.A. Cruse Subdivision, PARCEL# 493-40, Hardin County, Texas (Volume 1284, Page 525 of the Deed Records, Hardin County, Texas) Account #000493002050000000/48412 Judgment Through Tax Year: 2018	\$10,071.52
9	12426T	The County of Hardin, Texas v Anthony W. Jones et al	10.0 Acres, more or less, out of Abstract 493, James Walea Survey, AKA Lot 8, Block 5, R.A. Cruse Subdivision, PARCEL# 493-40, Hardin County, Texas (Volume 1284, Page 525 of the Deed Records, Hardin County, Texas) Account #000493000045000000/83749 Judgment Through Tax Year: 2018	\$15,934.93
10	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	\$4,136.77
11	12555T	The County of Hardin, Texas v Thistle Waggoner AKA Thistle Wagoner et al	2.097 Acres, more or less, out of Abstract 508 of the W.C. RR Co Survey 373, PARCEL #508-31, Hardin County, Texas (Instrument #2012-29225 of the Deed Records, Hardin County, Texas), 14590 FM 421 Account #000508002200000000/21208 Judgment Through Tax Year: 2018	\$13,161.12

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	12620T	The County of Hardin, Texas v Kimberly Ann Beane	Lot 31, Beachwood Subdivision, PARCEL #BW-31, Hardin County, Texas (Volume 1055, Page 743 of the Deed Records, Hardin County, Texas), 102 Beechwood Dr, Lumberton, Texas 77657-7434 Account #004930001550000000/25472 Judgment Through Tax Year: 2017	\$9,934.27
13	12623T	The County of Hardin, Texas v Richard Curtis	1.0 Acres, more or less, out of Abstract 138 of the J. Choate Survey, PARCEL #138-38, Hardin County, Texas (Volume 595, Page 49 of the Deed Records, Hardin County, Texas) Account #000138002000000000/13179 Judgment Through Tax Year: 2018	\$13,702.04
14	12664T	The County of Hardin, Texas v Dorothy Sharron AKA Dorothy Sue Tullis et al	4.0 Acres, more or less, out of Abstract 74 of the George Brown Heirs League, PARCEL #74-32, Hardin County, Texas (Volume 615, Page 639 of the Deed Records, Hardin County, Texas) Account #000074001950000000/32260 Judgment Through Tax Year: 2018	\$17,700.76
15	12667T	The County of Hardin, Texas v Earleen Dumatrait AKA Earleen Smith Byrd	1.0 Acres, more or less, out of Abstract 270 of the J. Houston Survey, PARCEL #270-5-A, Hardin County, Texas (Volume 522, Page 488 of the Deed Records, Brazos County, Texas) Account #000270000250000000/19152 Judgment Through Tax Year: 2017	\$5,000.00
16	12683T	The County of Hardin, Texas v Harold Gene Bianco et al	North 1/4 of Lot 8, Lot 9 & the South 1/2 of Lot 10, Block 6, Stephen Jackson 1st Addition to the Town of Sour Lake, PARCEL #HJ17-6-5, Hardin County, Texas (Volume 1184, Page 216 of the Deed Records, Hardin County, Texas), 245 Olive St Account #007150002150000000/39186 Judgment Through Tax Year: 2018	\$5,020.95
17	12702T	The County of Hardin, Texas v Melvin Hicks et al	2.295 Acres, more or less, out of Abstract 298 of the H & TC RR G Survey, Section 185 AKA Lot 7, Possum Hollow Subdivision, PARCEL #298-PH-7, Hardin County, Texas (Volume 849, Page 22 of the Deed Records, Hardin County, Texas), Account #000298000062000000/19854 Judgment Through Tax Year: 2018	\$7,895.42
<b>RESALES</b>				
<b><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></b>				
18	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 and Instrument 2018-91078, Deed Records, Hardin County, Texas), 775 Herring Street, Sour Lake, Texas Account #000034-012350/00014436 Bid in Trust 12/4/2018 Judgment Through Tax Year: 2015	\$6,180.00
19	12113T	The County of Hardin, Texas v Burton K. Wales et al	0.83 acre, more or less, W. M. Bumstead Survey and/or Charles Felder Survey, Tract 80, Abstract 21, PARCEL 21-39-X, Hardin County, Texas (Volume 1608, Page 692 and Instrument 2018-91079, Deed Records, Hardin County, Texas), 108 Hawn Drive Account #000021-001800/00017059 Bid in Trust 12/4/2018 Judgment Through Tax Year: 2017	\$2,400.00
20	12261T	The County of Hardin, Texas v Lee Reginald McManus et al	.580 acre, more or less, Abstract 14, Elisha Duncan League, PARCEL #14-26-H, Hardin County, Texas (Instrument 2014-48604 and Instrument 2018-91080, Official Public Records, Hardin County, Texas), 130 Aline Drive, Lumberton, Texas Account #000014002920000000/00015842 Bid in Trust 12/4/2018 Judgment Through Tax Year: 2017	\$13,300.00
21	12575T	The County of Hardin, Texas v Shelly Alcorn et al	0.50 Acres, more or less, out of Abstract 3 of the S.P. Bankston League and a 1977, 24 X 52 Manufactured Home, Serial #B11762456ALS100286A/B, Label #PTL0010901/2, HCAD #4313, located on PARCEL #3/205-Q, Hardin County, Texas (Instrument 2015-61238 and Instrument 2018-91081 of the Deed Records, Hardin County, Texas), 8220 FM 1122 Account #000003015510000000/00008565 Bid in Trust 12/4/2018 Judgment Through Tax Year: 2017	\$2,500.00