**DELINQUENT TAX SALE - The County of Hardin, Texas, Hardin County, TEXAS**

**December 3, 2024** at **10:00 am**

**Courthouse Door of Hardin County, Texas**

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 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT.**
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.
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.

**BIDDER’S ACKNOWLEDGEMENT**

**\*\*\*COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE\*\*\***

**I acknowledge that I have read the foregoing information.** I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the “NAME OF GRANTEE” PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER\_\_\_\_\_\_\_\_\_\_\_\_\_

PRINTED NAME OF GRANTEE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

GRANTEE’S ADDRESS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_CITY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ZIP:\_\_\_\_\_\_\_\_\_

PRINTED NAME OF BIDDER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

BIDDERS HOME/OFFICE TELEPHONE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ CELL PHONE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

BIDDER’S DRIVER LICENSE NUMBER:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ EMAIL: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

BIDDER’S SIGNATURE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**(Fill out and provide this first page to MVBA the morning of the sale. Bidder # will be provided then.)**

**THIS FORM MUST BE FILLED OUT AND RETURNED TO THE TAX ASSESSOR PRIOR TO November 25th, 2024**

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| **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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF THIS OFFICE.  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Notary Public, State of Texas | | | | | | | |

**PROPERTIES TO BE SOLD ON December 3, 2024:**

| **TRACT** | **SUIT #** | **style** | **PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #** | **MIN BID** |
| --- | --- | --- | --- | --- |
|  | 12625T | The County of Hardin, Texas v Ettie M. Fennell et al | 3.70 Acres, more or less, out of Block 9, Houston Oil Company #2 Addition to the City of Silsbee, PARCEL #S31-9-1, Hardin County, Texas (Volume 649, Page 382 SAVE & EXCEPT Volume 662, Page 406 and Volume 941, Page 341 of the Deed Records, Hardin County, Texas)  Account #003300-004450/6509  Judgment Through Tax Year: 2023 | $38,558.11 |
|  | 12741T | The County of Hardin, Texas v Jeffery D Roden et al | 0.246 Acres, more or less, out of Abstract 900 of the D.F. Singleton Survey, PARCEL #900-80-A, Hardin County, Texas (Volume 1990, Page 1108 of the Deed Records, Hardin County, Texas), 75 Lindsey  Account #000900-005210/50944  Judgment Through Tax Year: 2023 | $45,339.01 |
|  | 12798T | The County of Hardin, Texas v Shelley Stone-Sangwin et al | 1.0 Acres, more or less, out of the BBB & C RR Survey, Abstract 107, Section 4, PARCEL #107-4, Hardin County, Texas (SEE SCHEDULE A), 851 Old Court  Account #000107-000450/3644  Judgment Through Tax Year: 2023 | $10,418.42 |
|  | 12798T | The County of Hardin, Texas v Shelley Stone-Sangwin et al | 4.04 Acres, more or less, out of the BBB & C RR Survey, Abstract 107, Section 4, PARCEL #107-5, Hardin County, Texas (Volume 967, Page 230 and Volume 1023, Page 800 of the Deed Records, Hardin County, Texas), 711 Old Court  Account #000107-0005000/26167  Judgment Through Tax Year: 2023 | $36,472.27 |
|  | 12798T | The County of Hardin, Texas v Shelley Stone-Sangwin et al | 3.588 Acres, more or less, out of the BBB & C RR Survey, Abstract 107, Section 4, PARCEL# 107-5-C, Hardin County, Texas (Volume 1028, Page 655 of the Deed Records, Hardin County, Texas)  Account #000107-000502/30437  Judgment Through Tax Year: 2023 | $12,607.44 |
|  | 12860T | The County of Hardin, Texas v Neches Valley Investments LLC | 0.307 Acres, more or less, out of Lots 1-5, Block 54, Santa Fe Townsite, Parcel #S47-54-2, Hardin County, Texas (Instrument #2015-53035 of the Deed Records, Hardin County, Texas), 310 N 4th St  Account #004100-0163000/39270  Judgment Through Tax Year: 2022 | $26,616.83 |
|  | 13136T | The County of Hardin, Texas v Harvey Kit Taylor et al | Lots 1-3, Block 78, Santa Fe Townsite, Parcel #S47-78-1, City of Silsbee, Hardin County, Texas (Instrument 2020-106371 of the Deed Records, Hardin County, Texas), 470 N 7th St  Account #004100-023100/19187  Judgment Through Tax Year: 2021 | $10,658.37 |
|  | 13224T | The County of Hardin, Texas v Alonzo Gatson AKA Lonzo Gatson et al | 1.240 Acres, more or less, out of Abstract 35 of the L. D. Leslie League, Parcel #35-181-A, and an improvement being a 1999, 28X44 Blue/White Manufactured Home, Serial #PFS0601994(5), HCAD #11072, Hardin County, Texas (Volume 626, Page 79 of the Deed Records, Hardin County, Texas)  Account #0000350114050000000/14203 & 0000350114070000000/92332  Judgment Through Tax Year: 2023 | $3,922.23 |
|  | 13341T | The County of Hardin, Texas v Martin Home Solutions, LLC | Lot 10, Kirby Addition, Being called 0.115 Acres, more or less, P# S36-9, Hardin County, Texas (Instrument 2021-112391 of the Deed Records, Hardin County, Texas), 830 E Ave H, Silsbee  Account #003550-000500/28971  Judgment Through Tax Year: 2023 | $3,303.85 |
|  | 13357T | The County of Hardin, Texas v Eli Patterson Individually & DBA Patterson Construction, et al | 2.33 Acres, more or less, being Lot 24 Block 1, Country Wood Estates Subdivision, PARCEL #CWE-1-24, Hardin County, Texas (Volume 1333, Page 181 of the Deed Records, Hardin County, Texas), 828 Countrywood Cir  Account #006810-001200/52858  Judgment Through Tax Year: 2023 | $3,904.72 |
|  | 13359T | The County of Hardin, Texas v Patricia Anita Ashmore Individually & as Independent Executor of Marvin Dale Ashmore, Deceased | 4.00 Acres, more or less, out of Abstract 443 of the George Stevenson Survey, PARCEL #443-3-B-6, Hardin County, Texas (Volume 942, Page 399 of the Deed Records, Hardin County, Texas), 10769 N Hwy 326  Account #000443-000600/38332  Judgment Through Tax Year: 2023 | $10,369.55 |
| **RESALES**  **THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE**  **PURSUANT TOSECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:** | | | | |
|  | 13327T | The County of Hardin, Texas v Michael Baumann | 0.0433 Acre, more or less, part of Lot 9 and Lot 10, Block 79, Town of Silsbee AKA Santa Fe Townsite, out of L.D. Lessley League Survey, Abstract 35, City of Silsbee, Parcel # S47-79-4, Hardin County, Texas (Instrument #2022-132240 and Instrument #2024-144986 of the Deed Records, Hardin County, Texas), 220 W Ave F, Silsbee  Account #004100-023605/70184  Bid in Trust 6/4/2024  Judgment Through Tax Year: 2023 | $2,840 |
| **SECOND OFFER RESALES**  **THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE**  **PURSUANT TOSECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:** | | | | |
|  | 13225T | The County of Hardin, Texas v RALPH Manginello, Sr. as Guardian for Ralph Manginello, Jr., a minor et al | 1.220 Acres, more or less, out of Abstract 3 of the S. P. Bankston League, Parcel #3-193-G-6, Hardin County, Texas (Instrument #2023-140647 of the Deed Records,  Hardin County, Texas  Account #000003-012532/14343  Bid in Trust 12/5/2023  Judgment Through Tax Year: 2022 | $1,360 |
|  | 13225T | The County of Hardin, Texas v Ralph Manginello, Sr. as Guardian for Ralph Manginello, Jr., a minor et al | 1.00 Acre, more or less, out of Abstract 3 of the S. P. Bankston League, Parcel #3-193-G-5, Hardin County, Texas (Volume 1719, Page 555 and Instrument #2023-140647 of the Deed Records, Hardin County, Texas)  Account #000003-012531/16005  Bid in Trust 12/5/2023  Judgment Through Tax Year: 2022 | $1,260 |
|  | 12715T | The County of Hardin, Texas v George Darin Driscoll | Lots 1 & 2, Block 5, Glenn Cove in E. Duncan League, PARCEL #14-2-P-2 AKA 2.682 Acres, more or less, being Lots 1 & 2, Block 5, Glenn Cove in E. Duncan League, PARCEL #14-2-P-2, Hardin County, Texas (Volume 1879, Page 124 and Instrument #2023-140643 of the Deed Record, Hardin County, Texas 12522 Wingfield  Account #000014-000852/3278  Bid in Trust 12/5/2023  Judgment Through Tax Year: 2022 | $850 |