



DELINQUENT TAX SALE
West Hardin County Consolidated Independent School District
Hardin County, Texas

LOCATION: Courthouse door of Hardin County, Texas
June 5, 2018
TIME: 10:00AM

GENERAL INFORMATION REGARDING THE TAX 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) Tax foreclosure sales are conducted by the **Sheriff** or Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m.
- 3) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an "as is," "where is," and "buyer beware" sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 4) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 5) A person purchasing property at the tax sale **MUST** present to the officer conducting the 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.)
- 6) For more information regarding any sale listed below, please contact the Conroe Office at 936-242-6815.

** This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("PBFCM") [DOES NOT WARRANT](#) the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM.



SHERIFF TAX SALE

The County Sheriff or his agent will sell the tax sale property to the highest bidder for cash upon oral bids under the rules governing the auction sales generally. The bid must start at the amount of the minimum bid set out under each tract, and no bid of less than this figure will be accepted by the officer conducting the sale. This property is being sold for taxes, and all sales are made subject to the right of the former owner to redeem. Purchasers will receive the ordinary type of Sheriff's Deed which is without warranty, expressed or implied. It is necessary that the bidders have satisfied themselves concerning the location of the property on the ground prior to the sale. Minimum Bids include court costs and only tax years due under the judgment. All properties listed are being sold subject to current tax year and any additional post judgment tax years noted. Purchasers will be responsible for paying all subject to tax years which are tax years due that were not included in the judgment. All papers in the suits on which this sale is based are on file in the office of the District Clerk. The listed owner is not necessarily the only defendant. Volume and Page references are to Hardin County Deed Records, unless otherwise indicated. **You buy the property "as is"**. If you have legal questions, consult your own legal counsel. Failure to honor a winning bid may result in a civil penalty.

The Sheriff or agent conducting the sale cannot execute a deed to anyone other than the successful bidder who is present.

ALL INTERESTED BIDDERS MUST HAVE A NO TAX DUE CERTIFICATE ON FILE WITH THE OFFICE OF THE TAX ASSESSOR COLLECTOR IN HARDIN COUNTY BY MAY 29, 2018. THE FEE FOR THIS CERTIFICATE IS \$10.00 PLEASE FILL OUT THE FORM (See Below) AND RETURN WITH YOUR \$10.00 PAYMENT TO:

**SHIRLEY COOK, TAC
HARDIN COUNTY
P.O. BOX 2260
KOUNTZE, TEXAS 77625**

**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 _____, 2018, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF THIS OFFICE.

Notary Public, State of Texas

Properties to be Sold on June 5, 2018

	CAUSE #	STYLE	PROP DESCRIPTION, ACCT #	MINIMUM BID AMOUNT
	JUDGMENT DATE			
1.	10953 03/21/2006	West Hardin County CISD vs. Terry Lane White, Trustee	PARCEL EV-2-52, CONTAINING 0.4290 ACRE OF LAND, MORE OR LESS, BEING LOT 52, BLOCK 2, OF EASTWOOD VILLAGE SUBDIVISION, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, BEING MORE PARTICULARLY SET OUT AND DESCRIBED IN DEED DATED JUNE 2, 1977, FROM LAKE LIVINGSTON, INC., TO TERRY LANE WHITE, TRUSTEE, FILED OF RECORD ON SEPTEMBER 12, 1977, FILE #12318, RECORDED VOLUME 653, PAGE 76, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS; SAID PARCEL EV-2-52 IDENTIFIED ON HARDIN COUNTY APPRAISAL DISTRICT TAX ROLL AS PROPERTY ID NO. 006250-001100;	\$1,200.00
2.	11190 08/20/2008	West Hardin County CISD vs. Huey P. Harris	PARCEL 348-3, CONTAINING 8.2980 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J. KNIGHT SURVEY, ABSTRACT NO. 348, LOCATED IN HARDIN COUNTY, TEXAS, IDENTIFIED AS PIDN#000348-000100 ON HARDIN COUNTY APPRAISAL DISTRICT TAX ROLL; SAID PARCEL 348-3 BEING MORE PARTICULARLY SET OUT AND DESCRIBED ON SCHEDULE #1 ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; PROPERTY ID NO. 000348-000100	\$2,212.40
3.	11190 08/20/2008	West Hardin County CISD vs. Huey P. Harris	PARCEL 591-44, AN UNDIVIDED 1/4 INTEREST IN 5.000 ACRES, BEING 1.2500 ACRES OF LAND, SITUATED IN THE MEDORA HARRIS SURVEY, ABSTRACT 591, LOCATED IN HARDIN COUNTY, TEXAS, IDENTIFIED AS PROPERTY ID NO. 000591-002150 ON HARDIN COUNTY APPRAISAL DISTRICT TAX ROLL; SAID PARCEL 591-44 BEING MORE PARTICULARLY SET OUT AND DESCRIBED AS SCHEDULE #5 ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES;	\$411.94
4.	11396 08/17/2010	West Hardin County CISD vs. Otho T. Lockhart and Edith Lockhart	PARCEL BTRET-1-44, CONTAINING 0.1430 ACRE OF LAND, MORE OR LESS, BEING LOT 447 SECTION 1, BIG THICKET RETREAT SUBDIVISION SITUATED IN THE JOHN THOMPSON SURVEY, ABSTRACT 472, LOCATED IN HARDIN COUNTY, TEXAS; SUBDIVISION PLAT RECORDED VOL 3, PAGE 135, PLAT RECORDS, HARDIN COUNTY, TEXAS; AS SHOWN OF RECORD IN DEED DATED MAY 12, 2005, EFFECTIVE AS OF JANUARY 2, 1986, FILED ON MAY 12, 2005, CLERK'S FILE NO. 2005-3853, RECORDED B-1498, P-307, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS; TO WHICH INSTRUMENT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION; SAID PARCEL BTRET-1-447 IDENTIFIED ON HARDIN COUNTY APPRAISAL DISTRICT TAX ROLL AS PROPERTY ID#006110-022850;	\$940.00
5.	11396 08/17/2010	West Hardin County CISD vs. Otho T. Lockhart and Edith Lockhart	PARCEL BTRET-1-448, CONTAINING 0.1430 ACRE OF LAND, MORE OR LESS, BEING LOT 448 SECTION 1, BIG THICKET RETREAT SUBDIVISION, A SUBDIVISION IN THE JOHN THOMPSON SURVEY, ABSTRACT 472, LOCATED IN HARDIN COUNTY, TEXAS; SUBDIVISION PLAT RECORDED VOL 3, PAGE 135, PLAT RECORDS, HARDIN COUNTY, TEXAS; AS SHOWN OF RECORD DEED DATED MAY 12, 2005, EFFECTIVE AS OF JAN 2, 1986, FILED ON MAY 12, 2005, CLERK'S FILE NO. 2005-3853, RECORDED B-1498, P-307, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS; TO WHICH INSTRUMENT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION; SAID PARCEL BTRET-1-448 IDENTIFIED ON HARDIN COUNTY APPRAISAL DISTRICT TAX ROLL AS PROPERTY ID#006110-022900;	\$940.00

	CAUSE # JUDGMENT DATE	STYLE	PROP DESCRIPTION, ACCT #	MINIMUM BID AMOUNT
6.	11578 11/22/2011	West Hardin County CISD vs. Jean H. Webb	PARCEL 16-140, 5.000 ACRES OF LAND, MORE OR LESS, SITUATED IN THE W. DONAHOE SURVEY, ABSTRACT 16, LOCATED IN HARDIN COUNTY, TEXAS, AS SHOWN IN DEED DATED DEC 15, 1959, FROM H.A. HEFNER AND WIFE, DOROTHY HEFNER, RECORDED IN VOL 395, PG 459 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS; AND AS SHOWN IN MINERAL DEED DATED MARCH 22, 2004, FROM JERRY E. ALLGOOD, TRUSTEE OF THE HENRY ARNOLD ALLGOOD TESTAMENTARY TRUST, AND INDIVIDUALLY, TO JEAN HEFNER WEBB, FILED UNDER CLERK'S FILE #2--4-2775, RECORDED APRIL 1, 2004, IN B-1433, P-262, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS; PROPERTY ID NO. 000016-007500	\$11,438.43
7.	11712 11/20/2012	West Hardin County CISD vs. Dolores Perez, Et Al	PARCEL BTRET-1-55, CONTAINING 0.143 ACRE OF LAND, MORE OR LESS, BEING LOT 55, SECTION I, BIG THICKET RETREAT SUBDIVISION, A SUBDIVISION SITUATED IN THE JOHN THOMPSON SURVEY, ABSTRACT 472, LOCATED IN HARDIN COUNTY, TEXAS; SAID PARCEL BTRET-1-55 IDENTIFIED AS PROPERTY ID#006110-002750 ON HARDIN COUNTY APPRAISAL DISTRICT TAX ROLL;	\$936.00
8.	11712 11/20/2012	West Hardin County CISD vs. Dolores Perez, Et Al	PARCEL BTRET-1-57, CONTAINING 0.143 ACRE OF LAND, MORE OR LESS, BEING LOTS 57, SECTION 1, BIG THICKET RETREAT SUBDIVISION, A SUBDIVISION SITUATED IN THE JOHN THOMPSON SURVEY, ABSTRACT 472, LOCATED IN HARDIN COUNTY, TEXAS; SAID PARCEL BTRET-1-57 IDENTIFIED AS PROPERTY ID#006110-002850 ON HARDIN COUNTY APPRAISAL DISTRICT TAX ROLL; SAID ABOVE DESCRIBED PROPERTY LOCATED IN SECTION 1, BIG THICKET RETREAT SUBDIVISION, IS SHOWN IN PLAT RECORDS RECORDED IN VOL 3, PAGE 135, IN HARDIN COUNTY, TEXAS;	\$936.00
9.	11714 03/20/2012	West Hardin County CISD vs. James Charles Quinn, Jr.	PARCEL BTRET-1-13, CONTAINING 0.294 ACRES OF LAND, MORE OR LESS, BEING LOTS 13 AND 14, SECTION I, BIG THICKET RETREAT SUBDIVISION, A SUBDIVISION SITUATED IN THE JOHN THOMPSON SURVEY, ABSTRACT 472, LOCATED IN HARDIN COUNTY, TEXAS, RECORDED IN VOL 3, PAGE 135, PLAT RECORDS, HARDIN COUNTY, TEXAS; AND AS SHOWN IN WARRANTY DEED DATED FEBRUARY 27, 2001, FROM BIG THICKET RETREAT, INC., A TEXAS CORPORATION, TO JAMES CHARLES QUINN, JR., FILED ON MARCH 9, 2001, FILE #99530, RECORDED VOL 1259, PAGE 89, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS; IDENTIFIED AS PROPERTY ID#006110-000650 ON HARDIN COUNTY APPRAISAL DISTRICT TAXROLL;	\$1,908.00

RESALES**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:**

Cause Number/Style of Case Legal Description	Account Number	Appraised Value	Struck Date	Tax Years
10439 West Hardin ISD vs. Elizabeth Smith AB 16 W DONAHOE UND INT IN ROSE DAVIS TRACT P#16-114 ACRES 3.140 INTEREST .200000	000016-005200	\$15,700.00	10/22/2002	1992-2001
10439 West Hardin ISD vs. Elizabeth Smith AB 16 W DONAHOE UND INT ROSE DAVIS TRACT P#16-115 ACRES .870 INTEREST .055420	000016-005600	\$4,350.00	10/22/2002	1992-2001
10350 West Hardin ISD vs. Terry Lane White, Trustee LOT 89 BLK 3 EASTWOOD VILLAGE #3 P# EV-3-89 I# 1266/527 ACRES 2.780	006300-000700	\$13,900.00	10/22/2002	1988-2000
10350 West Hardin ISD vs. Terry Lane White, Trustee S 72' OF LT 115 BLK 4 EASTWOOD P#EV-4-115 I# 1266/527 ACRES 1.000	006350-000910	\$5,000	10/22/2002	1988-2000
10524 West Hardin ISD vs. William A. Callahan, II LOT 1080, 1081, 1120 & 1121 CACTUS JACK (UNR SUBD) P# CJ-1080 ACRES .574	006325-001080	\$2,400.00	3/24/2005	1982-1984, 1986, 1992- 1998, 2000, 2002-2005
10128 West Hardin CISD vs. W.B. Johnson AB 16 W DONAHOE P# 16-228 I# 1241/441 ACRES 2.000	000016-012000	\$10,000.00	1/16/2002	1979-1999
10544 West Hardin ISD vs. Hardin County Homestead Trust AB 32 R A IRION OUTLAW BEND P# 32- 5-14-D TRACT PT OF 76 I# 149/219 ACRES 1.00	000032-001670	\$5,000.00	3/24/2005	1991, 1993-2005
11070 West Hardin ISD vs. Sylvan Cates & Nicki Cates LOT 33 SEC 1 BIG THICKET RETRE P# BTRET-1-33 I# 1690/297 ACRES .152	006110-001650	\$970.00	7/4/2008	1986-2007
10512 West Hardin ISD vs. Lee Rustin, Independent Administrator of the Estate of Hollis W. Fair, Jr., Deceased LOT 270 SEC 1 BIG THICKET RETR P# BTRET I# 1301/46 ACRES .143	006110-013550	\$940.00	1/16/2002	1998-2001
10512 West Hardin ISD vs. Lee Rustin, Independent Administrator of the Estate of Hollis W. Fair, Jr., Deceased LOT 272 SEC 1 BIG THICKET RETR P# BTRET-1-272 I# 1301/46 ACRES .143	006110-013650	\$940.00	1/16/2002	1984-1985, 1987-2001