



SAN JACINTO COUNTY: Property Available for Resale

AVAILABLE NOW BY FULL AMOUNT PURCHASE OR PUBLIC RESALE (TBA)

- 1) All sales and resales are without warranty of any kind. **Purchasers receive a Resale 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.**
- 2) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount. (Post Judgment tax years)
- 3) All Properties Listed Below Are Held in Trust by Taxing Jurisdictions for Itself and Any Other Taxing Units Participating in The Judgment Granted and Original Constable Sale Wherein the Properties Were Struck Off to The Taxing Authorities Because No Bids Were Received.
- 4) It is the responsibility of an interested buyer to research all property information prior to purchasing any property.
- 5) For more information regarding any property listed below or purchasing inquiry please contact our office at (936) 242-6815
- 6) **All private resale buyers must have a No Tax Due Certificate/Bidder Application on file** with the office of the tax assessor collector in San Jacinto County. Application fee is **\$10.00** payable to the San Jacinto County Tax Office. Bidder Application form attached at the end of the sale list.

** 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.

Cause No: Judgment Date:	Style of Case:	Legal Description:	Appraised Value at Time of Judgment	Minimum Bid at Original Tax Sale:	CAD Account #
D-9844-19 2/18/2022 PENDING OFFER	SAN JACINTO COUNTY vs. STEPHEN C. WATSON, JR., ET AL	Property called tract 4.5, 0.50 acres of land, more or less, out of the ENOCH JONES SURVEY, Abstract 183, San Jacinto County, Texas, as more fully described in a deed recorded uner clerk's file number 02-7725, of the Offical PublicRecords of San Jacinto County, Texas. Also known as Account No. R47101/0183-000-0045.	\$46,540.00	\$14,658.82	R47101
D-9458-17 5/11/2023	SAN JACINTO COUNTY VS. UNKNOWN HEIRS OF VANILLA HONEY SMITH (DECEASED), ET AL	BEING A 40% UNDIVIDED INTEREST IN 3.75 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM MORRIS SURVEY, A-38, SAN JACINTO COUNTY, TEXAS DESCRIBED IN DOCUMENT # 2013001576 THE OFFICAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$19,876.00	\$4,610.47	R370445
D-10,060-22 2/16/2023	SAN JACINTO COUNTY VS. GEROLD E. MAIN ET. AL.	Lot 401, Section J, Holiday Villages of Livingston Subdivision, sometimes called Hidden Oaks, as shown by the plat thereof recorded in File No. 05-789, Plat Records, San Jacinto County, Texas, as shown by the plat thereof recorded in Volume 303, Page 785, Plat Records, San Jacinto County, Texas.	\$7,500.00	\$3,749.23	R308884
D-10,111-22 2/16/2023 PENDING OFFER	SAN JACINTO COUNTY VS. VINCENT CLINCH SR ET. AL.	Lot 10, Block 2, Waterwood Country Club Estates, Unit Three (3), a subdivision in San Jacinto County, Texas, according to the map plat thereof recorded in Volume 4, Page 31, Plat Records of San Jacinto County, Texas.	\$5,640.00	\$5,187.99	R60881

PRIVATE RESALE PROCESS / SUBMITTING A RESALE OFFER

- If you wish to purchase a property on the list privately (without having to attend a public auction); please note that our clients will ONLY accept a 100% Full Judgment Offer.
- **All private resale buyers must have a No Tax Due Certificate/Bidder Application on file** with the office of the tax assessor collector in San Jacinto County. Application fee is **\$10.00** payable to the San Jacinto County Tax Office. Submit both the application and \$10 payment to the County Tax Office. (Bidder Application form attached at the end of the sale list.) *[To expedite the processing of your application, please submit a money order or cashier's check.]*
- 100% Full Judgment Offer means that you must offer at least the amount listed in the column titled "Minimum Bid at Original Tax Sale" in the table above. **Post-sale interest accrues on the tax balance owed.**
- All properties are subject to any post judgment taxes that may be due. (Check with our office for verification of post judgment tax years and amounts.) **Your offer must include payment for any post judgment taxes that may be due AND a \$28.00 Deed Recording Fee.**
- When you decide to purchase a property:
 - FIRST STEP: Obtain a No Tax Due Certificate/Bidder Application (scroll to the end of the document).
 - Fill out the Bid Form (scroll to the end of the document) and send to our office via email to Trinidad Hernandez (thernandez@pbfc.com)
- Once the Resale Offer Bid Form is received, it will be reviewed to verify if it is 100% full judgment.
 - If the offer is not 100%, you will receive a Rejection Letter.
 - If the offer is 100%, you will receive an Acceptance Letter detailing how you should submit payment on the offer. You will have up to 30 days to submit payment in full. All payments must be certified funds.
- Once we confirm that all payments are made, the Resale Deed will be prepared and sent out for signature. Once the deed is recorded in the Real Property records, it will be mailed to you.

****BE AWARE THAT**:** once your offer is received, you will be notified within 45-60 days on whether your offer was accepted or rejected. If it is rejected, a reason will be provided. If it is accepted, you will be given 15 days to send in the full amount of your offer. If the funds are NOT received within that time frame, your offer will be rescinded.

Helpful Contacts:

(For values and maps to locate property)
San Jacinto County Appraisal District
99 Slade Street, Coldspring, TX 77331
936-653-1450 / www.sjcad.org

(For taxes due to San Jacinto County taxing jurisdictions including Coldspring Oakhurst Consolidated
ISD and Shepherd ISD, etc.)
San Jacinto Tax Office
111 State Highway 150, Room C5, Coldspring, TX 77331
936-653-3292 / www.sjc-tax.com

(For taxes due to Cape Royale Utility District)
Cape Royale Utility District Tax Office
936-653-4861 / www.cr-ud.org

(For taxes due to Willis ISD & Lone Star College)
Montgomery County Tax Office
936-539-7897 / www.mctx.org

(For taxes due to Cleveland ISD)
Liberty County Tax Office
281-593-8415 / www.libertycountytax.com

Office Use Only: Bidder's Number: _____ Bidder's Name: _____

REQUEST FOR STATEMENT OF DELINQUENCY
Required Before Receiving Tax Sale Deed

CPRC Sec. 34.0445.

PERSONS ELIGIBLE TO PURCHASE REAL PROPERTY:

- a. An officer conducting a sale of real property under this subchapter may not execute or deliver a deed to the purchaser of the property unless the purchaser exhibits to the officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale is conducted has determined that:
 1. there are no delinquent ad valorem taxes owed by the person to that county; and
 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- b. An individual may not bid on or purchase the property in the name of any other individual. An officer conducting a sale under this subchapter may not execute a deed in the name of or deliver a deed to any person other than the person who was the successful bidder.
- c. The deed executed by the officer conducting the sale must name the successful bidder as the grantee and recite that the successful bidder exhibited to that officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale was conducted determined that:
 1. there are no delinquent ad valorem taxes owed by the person to that county; and
 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- d. If a deed contains the recital required by Subsection
 1. it is conclusively presumed that this section was complied with.
 2. A person who knowingly violates this section commits an offense. An offense under this subsection is a Class B misdemeanor.
 3. To the extent of a conflict between this section and any other law, this section controls.

The person making this request (this form) must sufficiently identify any property subject to taxation in the County that the person currently owns or formerly owned. This request must be sworn to and signed by the person requesting it and must provide a current address to which the tax office statement will be sent.

Violation of the State law is a criminal offense (Class B misdemeanor) and any sale conducted in violation of it shall be void. In addition, a person may be subject to a penalty of 20% of the market value of the property for failing to comply with the terms of the sale. (See Chapter 34, Sections 34.0445 & 34.015 of the Property Tax Code and Rule 652, Rules of Civil Procedure.)

Complete all of the information requested in the box below:

Name: _____ (Print name of Bidder/Purchaser)
Address: _____ (Print Bidder/Purchaser Mailing Address)
City, State, Zip: _____
Telephone: (____) _____

"I, whose name and address appear above and whose signature appears below, swear that I have described, in the space(s) below, any property that I own, formerly owned or own a property interest in that is located in or subject to taxation by San Jacinto County.

(Indicate relevant account numbers or "None" if no current or former property is owned or formerly owned by the person named above and whose signature appears below)

Signature (Required)

BEFORE ME, the undersigned authority, on this the ____ day of _____, 20 __, personally appeared the person named above, whose signature I witnessed, and swore under oath that the information provided above is true and correct to the best of his / her knowledge and belief and has read the attached Constable Tax Sale Instructions.

Notary Public in and for the State of Texas (seal)

"I, Betty Davis, San Jacinto County Tax Assessor-Collector, have determined that there _ are _ are not delinquent property taxes owed to the County, and no delinquent taxes known or reported by the school districts or the municipalities with territory in San Jacinto County. The amount of taxes owed to the County is _____; amount owed to other school districts or municipalities is _____.

Betty Davis, Tax Assessor/Collector Date of Issuance: _____ Expires: (90 days from issuance)



**OFFICIAL BID FORM-TAX RESALE PROPERTY
SAN JACINTO COUNTY**

You may bid on any or all of the parcels available- *that do not already have an offer pending*. Please enter the amount you wish to bid, San Jacinto County reserves the right to accept or reject any or all bids. **No title insurance or survey will be provided. Property is being sold “as is”, “where is” and “without warranty”.**

(All Resale Offers are to INCLUDE the Delinquent Post Judgment Taxes)

Cause Number	Account Number	Amount Offered for Resale Property

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Tax code. I understand that I am responsible for post-judgment taxes, and I further understand that I am to provide for those taxes, if any, in the total amount offered for the property(ies). **I agree to indemnify the county and its attorney and agent from any action or damages arising from the purchase of this property.**

Your filled out form (along with your Statement of Delinquency issued from the Tax Office) should be mailed to the law firm: 2040 North Loop 336 West, Suite 320, Conroe, TX 77304. (Email: thernandez@pbfc.com)

Bidder's Name (Please Print or Type)
(Name wanted on deed)

Bidder's Signature

Bidder's Address (address wanted on deed)

Bidder's Telephone / Email Address

City Zip

Date