



HARDIN COUNTY SALES FOR JUNE 6, 2023
LOCATION: COURTHOUSE DOOR OF HARDIN COUNTY, TEXAS
TIME: 10 AM

Tax Sales Information*

- 1) 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. at a place designated by the commissioner's court.
- 2) 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.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts (post-judgment taxes) and must be paid independently of the bid amount.
- 4) **Bidders should arrive 30 minutes early before the sale to sign-in AND must present a Statement of No Taxes Due before registering. This form must be filled out and returned to the tax assessor prior to May 26, 2023. (Form is found at the end of this listing)**
- 5) The winning bidder must pay for their bid immediately following the sale. CASH, Certified funds only (money order or cashier's check) payable to the Hardin County Tax Office will be accepted.
- 6) For more information regarding any sale listed below, **please contact the Perdue, Brandon, Fielder, Collins & Mott, LLP, Conroe office at (936) 242-6815 or email: thernandez@pbfcmlaw.com**

Cause No:	District Court:	Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #
12581T	88th District Court		WEST HARDIN COUNTY CISD vs. SHEILA H. MATHIS	PARCEL 492-5, CONTAINING 1.060 ACRE OF LAND, MORE OR LESS, SITUATED IN THE M.G. WHITE SURVEY, ABSTRACT 492, LOCATED IN HARDIN COUNTY, TEXAS, AS SHOWN IN DEED DATED	\$20,161.00	\$6,036.74	000492-000300-0-000000 & 000492-000301-0-000000

21-Mar-23		<p>JANUARY 2, 2004 FROM DONALD ROY CHESSON AND ADA KATHLEEN CHESSON GILLIS, TO SHEILA HELENE MATHIS, FILED UNDER CLERK'S FILE @2004-47, RECORDED ON JANUARY 2, 2004, IN B-1417, P-825, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS; SAID 1.060 ACRE TRACT BEING MORE PARTICULARLY SET OUT AND DESCRIBED BY METES AND BOUNDS ON SCHEDULE I ATTACHED HERETO AND MADE A PART HEREOF FOR REFERENCE;</p> <p style="text-align: center;">&</p> <p>ONE 1994 16' X 56' CRESTRIDGE MOBILE HOME [TAN], CONTAINING 868 SQ. HET., HUD #TEX0521510, SERIAL #CRHTX2493, HCAD #5207, CERTIFICATE #00031225 DATED APRIL 22, 2004, SITUATED ON PARCEL 492-5 IN HARDIN COUNTY, TEXAS; IDENTIFIED AS PROPERTY ID#000492-000301 ON HARDIN COUNTY APPRAISAL DISTRICT TAX ROLL;</p>			
<p>12794T</p> <p>88th District Court</p> <p>21-Mar-23</p>	<p>WEST HARDIN COUNTY CISD vs. PAUL NUGENT, INDEPENDENT EXECUTOR OF THE ESTATE OF PERCY FORMAN, ET AL</p>	<p>PARCEL 16-182, CONTAINING 16.000 ACRES OF LAND, MORE OR LESS, SITUATED IN THE W. DONOHO SURVEY, ABSTRACT 16, LOCATED IN HARDIN COUNTY, TEXAS, BEING MORE PARTICULARLY SET OUT AND DESCRIBED IN DEED DATED AUGUST 12, 1936, FILED FOR RECORD ON AUGUST 13, 1936, IN VOLUME 136, PAGE 595, AND DULY RECORDED ON AUGUST 19, 1936 IN THE DEED RECORDS OF HARDIN COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE, AND IN CASE NO. 223, 817 FILED IN THE PROBATE COURT OF HARRIS COUNTY, TEXAS IN RE: ESTATE OF PERCY FOREMAN,</p>	\$80,480.00	\$46,676.40	000016-009500-0-000000

		DECEASED; SAID PARCEL 16-182 BEING IDENTIFIED ON THE HARDIN COUNTY APPRAISAL DISTRICT TAX ROLL AS PROPERTY ID# 000016-009500-0.			
12862T 88th District Court 21-Mar-23	WEST HARDIN COUNTY CISD vs. SHEILA THRASHER	BEING 4.57 ACRES OF LAND, MORE OR LESS, OUT OF THE W. DONAHOE SURVEY, A-16, HARDIN COUNTY, TEXAS, DESCRIBED IN VOLUME 1158, PAGE 175, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS.	\$50,487.00	\$11,091.04	000016-014400-0-000000
13176T 88th District Court 21-Mar-23	WEST HARDIN COUNTY CISD vs. LAURI DEANN TUBBS	BEING 6.618 ACRES OF LAND, MORE OR LESS, OUT OF THE E. HOPKINS SURVEY, A-779, HARDIN COUNTY, TEXAS, INCLUDING A 28 x 60 DOUBLEWIDE MOBILE HOME, HCAD 4446/2013-41608, HUD LABEL # TEX062446/7 DESCRIBED IN DOCUMENT # 2013-41608 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS.	\$103,863.00	\$3,868.20	000779-005600-0-000000

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), PLEASE VISIT THE WEBSITE OF THE APPRAISAL DISTRICT WHERE THE PROPERTY IS LOCATED.

**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 _____, 2023, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF THIS OFFICE.

Notary Public, State of Texas