

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

June 4, 2024 at 10:00AM

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.

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: _____

**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.					
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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 JUNE 4, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	12164T	The County of Hardin, Texas v Jessie James Smith et al	10.250 acres, more or less, out of Abstract 49 of the Henry Stephenson League, PARCEL #P#49-160, Hardin County, Texas (Volume 280, Page 305, Deed Records, Hardin County, Texas) Account #000049-009300/00028975 Judgment Through Tax Year: 2023	\$30,446.15
2	12422T	The County of Hardin, Texas v Evelyn Haynes et al	3.64 Acres, more or less, out of Abstract 335, Richard Jones Survey, PARCEL# 335-1-I, with a 1997, 16X76, White/Blue, Manufactured Home, HCAD# 6611, Serial# RAD1027167, Hardin County, Texas (Volume 1727, Page 552 of the Deed Records, Hardin County, Texas), 4365 FM 1293 Account #0003350001460000000/18664 Judgment Through Tax Year: 2023	\$13,618.39
3	13203T	The County of Hardin, Texas v K&L Transport, LLC et al	Lot 4, Block 7, Woodcrest Addition, Parcel #CL27-7-3, and a 1997, 28X52 Green/White Manufactured Home, Label #PFS045245(6), HCAD #10207, located on Parcel #CL27-7-3, Hardin County, Texas (Volume 1579, Page 397 of the Deed Records, Hardin County, Texas) Account #0058500044030000000/0058500044000000000 Judgment Through Tax Year: 2023	\$23,437.86
4	13227T	The County of Hardin, Texas v Albert Breaux, Sr. et al	1.50 Acres, more or less, out of Abstract 15 of the Uriah Davidson Survey, Tract 65, Parcel #15-65, Hardin County, Texas (Volume 371, Page 493 of the Deed Records, Hardin County, Texas), Cook Lake Rd Account #0000150052000000000/40120 Judgment Through Tax Year: 2023	\$18,479.11
5	13236T	The County of Hardin, Texas v Jonathon Patterson	1.120 Acres, more or less, out of Abstract 662 of the Elijah Lewis Survey, Parcel #662-5-X-F-1 and a 1979, 12X65 White/Brown Manufactured Home, HCAD #2453, Hardin County, Texas (Instrument 2014-52084 of the Deed Records, Hardin County, Texas), 4553 McCauley Rd Account #0006620004240000000/30730 Judgment Through Tax Year: 2023	\$7,520.14
6	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 of the Deed Records, Hardin County, Texas), 220 W Ave F, Silsbee Account #0041000236050000000/70184 Judgment Through Tax Year: 2023	\$11,341.37
RESALES <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>				
7	11,534	The County of Hardin, Texas v Donald Thompson et al	3.440 Acres, more or less, out of Abstract 29 of the E. Hunter Survey, PARCEL # 29-10-A, Hardin County, Texas (Volume 1534, Page 782 and Instrument #2023-140642 of the Deed Records, Hardin County, Texas) Account #0000290003600000000/40501 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$24,460
8	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 14, Block 1204, Wildwood Resort City Subdivision, PARCEL #WW1204-14, Hardin County, Texas (Volume 1537, Page 644 and Instrument #2016-65885 of the Deed Records, Hardin County, Texas) Account #012279-002300/00025954 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$1,029.06
9	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 38, Block 807, Wildwood Resort City Subdivision, PARCEL #WW807-38, Hardin County, Texas (Page 1535, Page 780 and Instrument #2016-65886 of the Deed Records, Hardin County, Texas) Account #012274-001900/00029878 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$1,171.74

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 24, Block 807, Wildwood Resort City Subdivision, PARCEL #WW807-24, Hardin County, Texas (Volume 1535, Page 475 and Instrument #2016-65887 of the Deed Records, Hardin County, Texas) Account #012274-001200/00004017 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$1,171.74
11	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 5, Block 611, Wildwood Resort City Subdivision, PARCEL #WW611-5, Hardin County, Texas (Volume 1540, Page 180 and Instrument #2016-65888 of the Deed Records, Hardin County, Texas) Account #012261-000250/00019380 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$943.19
12	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 16, Block 102, Wildwood Resort City Subdivision, PARCEL #WW102-16, Hardin County, Texas (Volume 1535, Page 815 and Instrument #2016-65889 of the Deed Records, Hardin County, Texas) Account #010200-000750/00028880 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$1,113.82
13	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 17, Block 102, Wildwood Resort City Subdivision, PARCEL #WW102-17, Hardin County, Texas (Volume 1535, Page 815 and Instrument #2016-65890 of the Deed Records, Hardin County, Texas) Account #010200-000800/00019607 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$996.21
14	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 8, Block 103, Wildwood Resort City Subdivision, PARCEL #WW103-8, Hardin County, Texas (Volume 1540, Page 180 and Instrument #2016-65891 of the Deed Records, Hardin County, Texas) Account #010250-000400/00001989 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$2,199.84
15	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 3, Block 205, Wildwood Resort City Subdivision, PARCEL# WW205-3, Hardin County, Texas (Volume 1535, Page 496 and Instrument #2016-65892 of the Deed Records, Hardin County, Texas) Account #011350-000150/00031614 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$976.45
16	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 41, Block 120, Wildwood Resort City Subdivision, PARCEL# WW120-41, Hardin County, Texas (Volume 1535, Page 110 and Instrument #2016-65893 of the Deed Records, Hardin County, Texas) Account #010850-002050/00031682 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$2,013.88
17	12223T	The County of Hardin, Texas v Texas Investments LLC	Lot 48, Block 601, Wildwood Resort City Subdivision, PARCEL# WW601-48, Hardin County, Texas (Volume 1535, Page 83 and Instrument #2016-65894 of the Deed Records, Hardin County, Texas) Account #012251-002400/00001443 Bid in Trust 6/7/2016 Judgment Through Tax Year: 2015	\$943.19
18	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 Records, Hardin County, Texas), 12522 Wingfield Account #0000140008520000000/3278 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$2,133
19	12736T	The County of Hardin, Texas v James H. Cross et al	Lots 1-3, Block 22, Santa Fe Townsite, P #S47-22-1 AKA 0.324 Acres, more or less, Hardin County, Texas (Volume 683, Page 298 and Instrument #2023-140644 of the Deed Records, Hardin County, Texas), 405 S 8th St Account #0041000049000000000/42605 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$2,130

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
20	12818T	The County of Hardin, Texas v William Dudley Farmer et al	1.370 Acres, more of less, out of Abstract 31 of the Jacob Hill League, Parcel 31-18-D-1-B, Hardin County, Texas (Volume 1671, Page 378 and Instrument #2023-140645 of the Deed Records, Hardin County, Texas), 1031 Pine Knot Account #0000310014700000000/24050 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$19,050
21	12901T	The County of Hardin, Texas v Ethel V. Cline AKA Ethel Lormand	1.000 Acre, more or less, out of Abstract 3 of the S.P. Bankston League, Parcel 3-74, Hardin County, Texas (Volume 607, Page 552 and Instrument #2023-140646 of the Deed Records, Hardin County, Texas), 2346 FM 92 Account #0000030047000000000/23564 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$5,930
22	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 (Volume 1719, Page 555 and Instrument #2023-140647 of the Deed Records, Hardin County, Texas) Account #0000030125320000000/14343 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$3,500
23	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 #2023-140648 of the Deed Records, Hardin County, Texas) Account #0000030125310000000/16005 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$3,240
24	13235T	The County of Hardin, Texas v Russell Coudrain	Lots 12 and 13, Block 27, Santa Fe Townsite, Parcel #S47-27-7, City of Silsbee, Hardin County, Texas (Volume 1719, Page 632 and Instrument #2023-140649 of the Deed Records, Hardin County, Texas), 450 S 8th St Account #0041000067500000000/23630 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$12,500

THIS FORM MUST BE FILLED OUT AND RETURNED TO THE TAX ASSESSOR PRIOR TO May 31st, 2024

**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.					
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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

NOTICE OF SALE

STATE OF TEXAS
HARDIN COUNTY

§
§
§

BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Hardin County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on May 1, 2024, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in June, 2024, the same being the 4th day of said month, at the Courthouse of the said County, in the City of Kountze, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, and will proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Hardin and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
1	12910T 03/12/24	000074-002700 (13838HDN, 000074-002750 and 13839HDN) MAY 01, 2024	WARREN INDEPENDENT SCHOOL DISTRICT, ET AL VS. MARY ELLEN HOFFER, AKA MARY WALTERS HOFFER, ET AL	All that certain tract of land situated in the George Brown League, Abstract 74, Hardin County, Texas, described as 10.00 Acres, more or less, in deed dated January 15, 1945, from R. A. Green et ux to Zibia Walters, in Volume 184, Page 466, Deed Records of Hardin County, Texas; SAVE & EXCEPT however, the North 5.00 Acres as described in Volume 346, Page 223, Deed Records of Hardin County, Texas, leaving herein a residue being the South 5.00 Acres, more or less.	\$73,650.00	\$33,196.88
2	12910T 03/12/24	000257-002100 (17402HDN) MAY 01, 2024	WARREN INDEPENDENT SCHOOL DISTRICT, ET AL VS. MARY ELLEN HOFFER, AKA MARY WALTERS HOFFER, ET AL	1.00 Acres, more or less, situated in the Hardin County School Land Survey, Abstract 257, Hardin County, Texas, as described in deed dated April 26, 1965, from Harold Gardner, et ux to Bertie Murrah, in Volume 480, Page 518, Deed Records of Hardin County, Texas.	\$14,583.00	\$9,532.89
3	13056T 03/12/24	37473 (37476) MAY 01, 2024	SILSBEE INDEPENDENT SCHOOL DISTRICT VS. ANTHONY L. THOMPSON, AKA ANTHONY LAMAR THOMPSON, ET AL	1.95 Acre, more or less, situated in the L. deLeslie League, Abstract 35, Hardin County, Texas, as described in deed dated January 25, 1973, from Gordon Murphy McLean, et ux to Claude S. Thompson, recorded in Volume 588, Page 638, Deed Records of Hardin County, Texas AND including an Improvement, being a House Only, located thereon.	\$268,037.00	\$36,204.02

(any volume and page references, unless otherwise indicated, being to the Deed Records, Hardin County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Kountze, Texas, May 1, 2024

Sheriff Mark Davis

Hardin County, Texas

By _____
Deputy

Notes:

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP, attorney for plaintiffs, at (936) 639-5040

Please obtain a statement from the Hardin County Tax Office regarding delinquent property taxes prior to the sale pursuant to § 34.015, Texas Tax Code