



WEST HARDIN COUNTY CISD TAX SALES FOR JUNE 4, 2019

LOCATION: HARDIN COUNTY COURT HOUSE

TIME: 10 AM

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 Perdue Brandon Fielder Collins & Mott, LLP Conroe Office at 936-242-6815.

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 31, 2019. 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 _____, 2019, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF THIS OFFICE.

Notary Public, State of Texas

Cause No: Judgment Date:	Style of Case:	Legal Description	Adjudged Value:	Estimated Minimum:	Cad Account #
12077T 23-Sep-15	WEST HARDIN COUNTY CISD vs. TOMMY L BLANCHARD, ET AL	AB 141 J COIT P# 141-17-A I# 1183/26 ACRES 2.500 AND 1995 26X60 BEIGE/BROWN TRA0248071/2 P# 141-17-A HCAD# 10100 TRA0248071/2	\$8,750.00	\$8,750.00	000141-000710 000141-000712
12100T 1-Jun-16	WEST HARDIN COUNTY CISD vs. JO ED FOSTER, INDIVIDUALLY, AND INDEPENDENT EXECUTRIX OF THE ESTATE OF ALMA LOUISE FOSTER, DECEASED	AB 16 W DONAHOE P# 16-275 ACRES 4.680	\$16,380.00	\$4,287.77	000016-014600
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 103 BBB & C RR P# 103-24 ACRES .490	\$2,450.00	\$956.20	000103-001000
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 103 BBB & C RR P# 103-25 ACRES .320	\$1,600.00	\$689.07	000103-001050
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 111 BBB & C RR P# 111-59 ACRES .610	\$3,050.00	\$1,151.05	000111-002800
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 207 N FULLER P# 207-57 ACRES 2.450	\$12,250.00	\$3,952.86	000207-002950
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 207 N FULLER P# 207-58 ACRES 9.200	\$27,600.00	\$9,256.78	000207-003000
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 207 N FULLER P# 207-59 ACRES 1.760	\$8,800.00	\$2,893.08	000207-003050
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 484 R TEEL P# 484-18 ACRES 2.440	\$12,200.00	\$3,998.62	000484-000700
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 783 CFS JORDIT P# 783-115 ACRES 2.370	\$11,850.00	\$3,625.74	000783-005575
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 802 C M VOTAW P# 802-45 I# 695/230 (PG 236) ACRES 10.000	\$30,000.00	\$9,455.31	000802-001850
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 897 R C CRANE P# 897-34 ACRES 4.740	\$23,700.00	\$7,590.21	000897-000820

12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 897 R C CRANE P# 897-63 ACRES 3.930	\$19,650.00	\$6,326.39	000897-002750
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 897 R C CRANE P# 897-64 ACRES 4.050	\$20,250.00	\$6,513.69	000897-002800
12656T 20-Mar-19	WEST HARDIN COUNTY CISD vs. KINGFISHER DEVELOPMENT, LLC., BY SERVING ITS REGISTERED AGENT	AB 897 R C CRANE P# 897-65 ACRES 1.300	\$6,500.00	\$2,220.36	000897-002850

CAUSE #	STYLE OF CASE	RESALES	
		LEGAL DESCRIPTION ACCOUNT NUMBER	ADJUDGED VALUE
10953	West Hardin County CISD vs. Terry Lane White, Trustee	LOT 52 BLK 2 EASTWOOD VILLAGE P#EV-2-52 ACRES .429 PROPERTY ID NO. 006250-001100	\$1,200.00
11190	West Hardin County CISD vs. Huey P. Harris	AB 348 J KNIGHT P#348-3 #687/700 ACRES 8.290 PROPERTY ID NO. 000348-000100	\$6,630.00
11190	West Hardin County CISD vs. Huey P. Harris	AB 591 M A HARRIS UND INT IN 20.00 AC P#591-44 ACRES 5.000 INTEREST .250000 PROPERTY ID NO. 000591-002150	\$1,750.00
11396	West Hardin County CISD vs. Otho T. Lockhart and Edith Lockhart	LOT 447 SEC 1 BIG THICKET RETR P#BTRET-1-447 1#1498/307 ACRES .143 PROPERTY ID#006110-022850;	\$940.00
11396	West Hardin County CISD vs. Otho T. Lockhart and Edith Lockhart	LOT 448 SEC 1 BIG THICKET RETR P#BTRET -1-448 I#1498/307 ACR3ES .143 PROPERTY ID#006110-022900;	\$940.00
11578	West Hardin County CISD vs. Jean H. Webb	AB 16 W DONAHOE P# 16-140 ACRES 5.000 PROPERTY ID NO. 000016-007500	\$12,250.00
11712	West Hardin County CISD vs. Dolores Perez, Et Al	LOT 55 SEC 1 BIG THICKET RETRE P# BTRET -1-55 I#1498/295 ACRES .143 PROPERTY ID#006110-002750	\$936.00
11712	West Hardin County CISD vs. Dolores Perez, Et Al	LOT 57 SEC 1 BIG THICKET RETRE P#BTRET -1-57 I#1498/295 ACRES .143 PROPERTY ID#006110-002850	\$936.00
11714	West Hardin County CISD vs. James Charles Quinn, Jr.	LOT 14 & 14 SEC 1 BIG THICKET P# BTRET-1-13 ACRES .294 PROPERTY ID#006110-000650	\$1,908.00

10439	West Hardin County CISD vs. Elizabeth Smith	AB 16 W DONAHOE UND INT ROSE DAVIS TRACT P#16-115 ACRES .870 INTEREST .055420 PROPERTY ID# 000016-005600	\$1,740.00
10524	West Hardin County CISD vs. William A. Callahan, II	LOT 1080, 1081, 1120 & 1121 CACTUS JACK (UNR SUBD) P# CJ-1080 ACRES .574 PROPERTY ID 006325-001080	\$2,400.00
10544	West Hardin County CISD 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 PROEPRTY ID 000032-001670	\$5,000.00
11070	West Hardin County CISD vs. Sylvan Cates & Nicki Cates	LOT 33 SEC 1 BIG THICKET RETRE P# BTRET-1-33 I# 1690/297 ACRES .152	\$970.00
10512	West Hardin County CISD 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 PROPERTY ID 006110-013550	\$940.00
10512	West Hardin County CISD 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 PROPERTY ID 006110-013650	\$940.00

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