

# PerdueBrandonFielderCollins&MottLLP

ATTORNEYS AT LAW

## AUSTIN COUNTY APPRAISAL DISTRICT TRUST PROPERTY RESALE INFORMATION

(UPDATED AS OF: OCTOBER, 2016)

*No offers will be accepted if you owe delinquent taxes.*

**Please read carefully:**

**Austin County Appraisal District or the taxing jurisdiction that initiated the sale holds a property that did not sell at a public auction in trust. Offers to purchase “trust property” can be made through the Austin County Appraisal District. An offer must be in writing and submitted in person or by mail.**

**For more information on the properties listed below please contact Kevin Davidson at [kdavidson@pbfcm.com](mailto:kdavidson@pbfcm.com) or call (713) 862-1860 ext. 6903**

Please refer all mail to:

Austin County Appraisal District  
906 East Amelia Street  
Bellville, Texas 77418  
**Attn:** Tina Swonke

Please be sure to include the following information in your offer:

1. Name, address and telephone number
2. Property Tax Account Number
3. Amount offered

**It is the responsibility of anyone making an offer on trust property to research the property.**

**The Appraisal District does not research trust property.**

**It may be advisable, before making an offer on property, to contact a title company or an attorney to find any liens or other encumbrances on the property. Location maps may be obtained from the Appraisal District.**

***For six months after the Sheriff Auction, offers less than 100% will not be considered.***

Once all taxing units accept an offer, the approval process is complete. Payment in full using cash, money order, or cashiers check payable to the Appraisal District within 14 days of being notified of acceptance. A resale deed will be processed upon receipt of full payment.

**All taxing units reserve the right to accept or reject any and/or all offers for any reason.**

	<b>Previous Owner Cause Number Legal Description</b>	<b>Account Number</b>	<b>Appraised Value at Time of Judgment</b>	<b>Date of Tax Deed</b>	<b>Minimum Bid At Original Tax Sale</b>
1.	<p>Cause # 2006v-0086 Sealy Independent School District vs. Lone Star Truck Stop, Inc. A Texas Corporation</p> <p>Property Address per CAD: Pyka Rd @ I-10</p> <p>A 0.552 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE M.M. KENNEY SURVEY, ABSTRACT 371 LOCATED IN AUSTIN COUNTY, TEXAS MORE PARTICULARLY DESCRIBED IN VOLUME 616, PAGE 866 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS SAVE &amp; EXCEPT THE 4.35633 ACRE TRACT SOLD TO SAA CORP. IN CLERK'S FILE NUMBER 988276 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.</p> <p><i>*subject to post judgment taxes 2008-2010</i></p>	R50708	\$17,105.00	05-04-2010	\$ 3,515.30
2.	<p>Cause # 2008V-0240 Austin County vs. Dotson, Josephine, Et Al</p> <p>Property Address per CAD: 248 W Austin St Bellville, TX</p> <p>A TRACT OF LAND BEING 0.123 ACRES, MORE OR LESS, IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73 LOCATED IN AUSTIN COUNTY, TEXAS &amp; BEING MORE PARTICULARLY DESCRIBED AS 0.30 ACRES IN VOLUME 149, PAGE 197 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAVE &amp; EXCEPT THE FOLLOWING CONVEYENCES: 1) 0.059 ACRES DESCRIBED IN VOLUME 385, PAGE 737; 2) 0.059 ACRES DESCRIBED IN VOLUME 633, PAGE 57 AND 3) 0.059 DESCRIBED IN VOLUME 633, PAGE 60 ALL OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, LEAVING A RESIDUE OF 0.123 ACRES, MORE OR LESS.</p> <p><b>**Subject to City of Bellville Liens**</b></p>	R09931	\$11,497.00	09-07-2012	\$7,780.59
3.	<p>Cause # 2011V-0018 City Of Sealy vs. Capital Research Group, Inc.</p> <p>Property Address per CAD: 1004 Gunnison St Sealy, TX</p>	R46251	\$14,722.00	5-20-2013	\$5,355.85

	<p>LOT 14, OF GOEBEL HEIGHTS, A SUBDIVISION IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 65-66, OF THE MAP RECORDS OF AUSTIN COUNTY, TEXAS.</p> <p><i>*Subject to 2012 taxes.</i></p>				
4.	<p>2012V-0096- Sealy Independent School District, ET AL vs. Williams, Helen Tyler</p> <p>Property Address per CAD: Jurica Rd</p> <p>TRACT 3 BEING ACRES 0.5266, MORE OR LESS, IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 6, AUSTIN COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE NUMBER 033754 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.</p> <p>Subject to 2014 taxes.</p>	R21260	\$6,791.00	12/12/2014	\$3,394.50
5.	<p>2013V-0061- Bellville Independent School District, ET AL vs. Willie Mae Connley, ET AL</p> <p>Property Address per CAD: Mill Creek Rd (off OF)</p> <p>A TRACT OF LAND BEING 0.25 ACRES, MORE OR LESS, IN THE J. NICHOLS, ABSTRACT 73, AUSTIN COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED IN VOLUME 337, PAGE 13 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.</p> <p>Subject to 2014 taxes.</p>	R08971	\$3,300.00	3/11/2015	\$3,300.00

**Please put the Name to be on Deed in the space provided on bid sheet. Once the deed is written there will be no changes.**

## Trust Property Resale Offer Form

An offer may be made on any parcel shown on the Trust Property List. Enter the amount of the offer for each parcel. The taxing units in Austin County reserve the right to accept or reject any or all offers. No title insurance or survey will be provided.

**PROPERTY IS SOLD “AS IS”, “WHERE IS”, AND “WITHOUT WARRANTY”.**

Cause Number	Account Number	Amount Offered for Resale Property	Amount due for Post-Judgment Taxes (if any)	<u>Total</u> Amount Offered for Property
			P/J Years Due:  Amount Due:	
			P/J Years Due:  Amount Due:	
			P/J Years Due:  Amount Due:	

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 and agree to submit any dispute to the American Arbitration Association for resolution.**

\_\_\_\_\_  
Bidder's Name (Typed or Printed)  
(name wanted on deed)

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Bidder's Address  
(address wanted on deed)

\_\_\_\_\_  
Bidder's Telephone

\_\_\_\_\_  
City, State, Postal Code

\_\_\_\_\_  
Date

***\*\*Bidder is aware that in the event that offer is approved, notification will be sent to address on this form within 2-3 weeks from date of approval. Bidder then has 14 days to send in the full amount for the offer by cashiers check or money order only.***

***\*\*If the funds are not received within that time frame, the tax office will deem your offer voided.***

***It is necessary that the bidders satisfy themselves concerning the location of the property on the ground prior to the bid.***

***\*Comments or questions may be submitted on the back of this form.***