**DELINQUENT TAX SALE - The County of Hardin, Texas, Hardin County, TEXAS**

**June 3, 2025,** 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 Steve Smith, 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax 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).

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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**(Fill out and provide this first page to MVBA the morning of the sale. Bidder # will be provided then.)**

**THIS FORM MUST BE FILLED OUT AND RETURNED TO THE TAX ASSESSOR PRIOR TO MAY 30, 2025**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF THIS OFFICE.  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Notary Public, State of Texas | | | | | | | |

**PROPERTIES TO BE SOLD ON June 3, 2025:**

| **TRACT** | **SUIT #** | **style** | **PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #** | **MIN BID** |
| --- | --- | --- | --- | --- |
|  | 12517T | The County of Hardin, Texas v Emma Louise Keily et al | Lot 1, Block 10, Woodcrest Subdivision, Addition II, with a Manufactured Home located on Parcel #CL29-10-1, Hardin County, Texas (Volume 1304, Page 384 of the Deed Records, Hardin County, Texas), 9219 Chestnut  Account #005950-004250-0-000000/18919  Judgment Through Tax Year: 2023 | $26,319.61 |
|  | 12517T  PULLED | The County of Hardin, Texas v Emma Louise Keily et al | 1.42 Acres, more or less, out of Abstract 38 of the Henry McGill League, Parcel #38-198, AND a 1999, 16X76 Patriot Homes of Texas, L.P, Manufactured Home, Serial #1PTX8318TX, Label #NTA0952434, HCAD #8808 located on Parcel #38-198, Hardin County, Texas Hardin County, Texas (Volume 290, Page 452 Save and Except Volume 514, Page 435 of the Deed Records, Hardin County, Texas),  8151 FM 1122  Accounts #000038-016750/21480, #000038-016751/19605  Judgment Through Tax Year: 2023 | $13,780.73 |
|  | 12588T | The County of Hardin, Texas v William R. Henize AKA Bill Henize et al | 1.496 Acres, more or less, out of M. W. Bumstead Survey in Abstract 21 of the Charles Felder League, PARCEL #NOT-7, Hardin County, Texas (Volume 1291, Page 438 of the Deed Records, Hardin County, Texas), 175 Creek Road  Account #013000-000650/26324  Judgment Through Tax Year: 2023 | $20,771.13 |
|  | 13060T | The County of Hardin, Texas v Jerry P. Haire, Jr. et al | 5.00 Acres, more or less, out of Abstract 685 of the John Lewis Kirby Survey, Parcel #685-8, Hardin County, Texas (Instrument 2013-35901 of the Deed Records, Hardin County, Texas), 10060 Cooks Lake Rd  Account #000685-000650/51316  Judgment Through Tax Year: 2023 | $35,306.64 |
|  | 13136T | The County of Hardin, Texas v Harvey Kit Taylor et al | Lots 1-3, Block 78, Santa Fe Townsite, Parcel #S47-78-1, City of Silsbee, Hardin County, Texas (Instrument  2020-106371 of the Deed Records, Hardin County, Texas),  470 N 7th St  Account #004100-023100/19187  Judgment Through Tax Year: 2021 | $13,444.65 |
|  | 13143T | The County of Hardin, Texas v Amber Dupont | 0.344 Acre, out of Abstract 31 of the Jacob Hill League being Lot 33, Valinda Estates Addition, Parcel #S54-33, City of Silsbee, Hardin County, Texas (Instrument 2017-76807 of the Deed Records, Hardin County, Texas), 100 Easy St  Account #004450-001750/36704  Judgment Through Tax Year: 2021 | $10,102.16 |
|  | 13294T | The County of Hardin, Texas v Ima Jane Mock et al | 2.23 Acres, more or less, consisting of a 1.13 Acres, more or less, out of Abstract 900 of the D. F. Singleton Survey, Parcel #900-71-A, AND a 1.10 Acres, more or less, out of Abstract 900 of the D. F. Singleton Survey, Parcel #900-75, City of Silsbee, Hardin County, Texas  being more particularly described as  BEING out of and a part of the D.F. Singleton Survey, Abstract 900, Hardin County, Texas and also being out of a 2.314-acre tract.  BEGINNING at the Southwest corner of a 0.189-acre tract of land out of said Survey owned by W.B. Mock, an iron-stake for corner.  THENCE N0 1⁰25'E 175.0 feet to a stake for corner in the south line of the C. P. McDaniel tract of land.  THENCE N87 ⁰03'W, 110.0 feet to the southwest corner of said McDaniel tract of land.  THENCE N0 1⁰25'W, 81.0 feet to the northwest corner of said McDaniel tract of land.  THENCE N87⁰ 03'E, 220.0 feet to the northeast corner of said McDaniel tract of land in the west margin of Maxwell Drive.  THENCE N01⁰ 25'W, 8.0 feet with the west margin of said Maxwell Drive to a stake for corner.  THENCE N87⁰ 03'N, 390.44 feet to an iron pin for corner.  THENCE S01⁰ 28’W, 261.75 feet to an iron pin for corner in the south line of said 2.314-acre tract.  THENCE S 86⁰45'E with the south line of said 2.314-acre tract, at 280.46 feet to the place of beginning. (1.10 Acres, more or less, out of Abstract 900 of the D. F. Singleton Survey, Parcel #900-75City of Silsbee, Hardin County, Texas (Volume 731, Page 257 of the Deed Records, Hardin County, Texas), 950 Maxwell Dr  Accounts #000900-004755/90338, #000900-004895/106090  Judgment Through Tax Year: 2023 | $53,522.01 |
|  | 13299T | The County of Hardin, Texas v Ruby Jean Sanders et al | 2.00 Acres, more or less, out of Abstract 15 of the Uriah Davidson Survey, Parcel #15-58-A, Tract 61A, Hardin County, Texas (Volume 1121, Page 324 of the Deed Records, Hardin County, Texas), 11441 Peck Rd  Account #000015-004750/37140  Judgment Through Tax Year: 2023 | $13,676.62 |
|  | 13299T | The County of Hardin, Texas v Ruby Jean Sanders et al | 0.500 Acre, more or less, out of Abstract 15 of the Uriah Davidson Survey, Parcel #15-58, Tract 61A, Hardin County, Texas (Volume 1337, Page 161 of the Deed Records, Hardin County, Texas), 11345 Peck Rd  Account #000015-004700/48459  Judgment Through Tax Year: 2023 | $11,958.62 |
|  | 13300T | The County of Hardin, Texas v Jessica S. Rolin AKA Jessica S. Bailey et al | 4.55 Acres, more or less, out of Abstract 685 of the Kirby J. Lewis Survey, Parcel #685-7-K, Hardin County, Texas (Instrument 2017-76221 of the Deed Records, Hardin County, Texas), S Canal Rd  Account #000685-000714/29415  Judgment Through Tax Year: 2023 | $31,874.12 |
|  | 13309T  PULLED | The County of Hardin, Texas v Jerrie Lynn Meza AKA Jerrie Hebert | Lot 21, Cooks Lake Retreats Subdivision, Parcel #CL12-20 being called 0.344 Acre, more or less, Hardin County, Texas (Volume 678, Page 294 of the Deed Records, Hardin County, Texas), 9874 Holly Dr  Account #005150-001100/51311  Judgment Through Tax Year: 2023 | $7,736.23 |
|  | 13309T  PULLED | The County of Hardin, Texas v Jerrie Lynn Meza AKA Jerrie Hebert | Lot 22, Cooks Lake Retreats Subdivision, Parcel #CL12-21 being called 0.344 Acre, more or less, Hardin County, Texas (Volume 678, Page 294 of the Deed Records, Hardin County, Texas), 9888 Holly Dr  Account #005150-001150/51312  Judgment Through Tax Year: 2023 | $3,484.71 |
|  | 13309T  PULLED | The County of Hardin, Texas v Jerrie Lynn Meza AKA Jerrie Hebert | Lot 4, Diana Addition, Parcel #CL14-5 being called 0.172 Acre, more or less, Hardin County, Texas (Volume 946, Page 186 of the Deed Records, Hardin County, Texas), 11976 Diana Dr  Account #005250-000375/51315  Judgment Through Tax Year: 2023 | $1,727.11 |
|  | 13320T | The County of Hardin, Texas v Eric B. Thomas, Sr. et al | 2.39 Acres, more or less, out of Abstract 35 of the De Leslie League, Parcel #CL-2-41, Tracts 42-44, Hardin County, Texas (Volume 2048, Page 500 of the Deed Records, Hardin County, Texas), Silver Creek  Account #003515-000410/18317  Judgment Through Tax Year: 2023 | $7,276.06 |
|  | 13320T | The County of Hardin, Texas v Eric B. Thomas, Sr. et al | 0.78 Acre, more or less, out of Abstract 35 of the De Leslie League, Clear Lake Subdivision II, Parcel #CL-2-12 and Parcel #CL-2-13, being a called 0.372 Acre, more or less, and a 0.415 Acre, more or less, and a 1981, 14X65, Beige/Green Manufactured Home located in Hardin County, Texas (Volume 757, Page 694 and Volume 1575, Page 347 of the Deed Records, Hardin County, Texas)  Accounts #003515-000120/18312, 003515-000130/30669  Judgment Through Tax Year: 2023 | $3,073.55 |
|  | 13372T | The County of Hardin, Texas v Kerry Duffie et al | 25.00 Acres, more or less, being Lots 24, 25 & 26, out of the George Stephenson Survey, Abstract 443, Parcel #443-2-M, Hardin County, Texas (Document #2012-28460, Official Public Records, Hardin County, Texas),  1985 Blue Jay, Kountze, Texas  Account #000443-000170/89572  Judgment Through Tax Year: 2023 | $13,988.27 |
|  | 13405T | The County of Hardin, Texas v Kenzie Kirkland | Lots 1, 2 and 3, Block 14, Allums First Williams Addition to the Town of Kountze, Hardin County, Texas (Instrument #2019-98261 of the Official Public Records, Hardin County, Texas), 535 S Beach St, Kountze, Texas  Account #001050-002050/49169  Judgment Through Tax Year: 2024 | $16,513.27 |
|  | 13449T  PULLED | The County of Hardin, Texas v Allen Christopher Lanclos | Lots 23 & 24, Royalwood Subdivision, Parcel #RYL WD-24, Hardin County, Texas (Volume 776, Page 59 & Volume 778, Page 527, Deed Records, Hardin County, Texas),  207 Rustic Ln, Lumberton, Texas  Account #005790-001200/00049200  Judgment Through Tax Year: 2023 | $8,469.77 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **RESALES**  **THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE**  **PURSUANT TOSECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:** | | | | |
|  | 12625T | The County of Hardin, Texas v Ettie M. Fennell et al | 3.70 Acres, more or less, out of Block 9, Houston Oil Company #2 Addition to the City of Silsbee, PARCEL #S31-9-1, Hardin County, Texas (Volume 649, Page 382 SAVE & EXCEPT Volume 662, Page 406 and Volume 941, Page 341 of the Deed Records, Hardin County, Texas Sheriff Deed Inst No. 2024-149234)  Account #003300-004450/6509  Bid in Trust 12/3/2024  Judgment Through Tax Year: 2023 | $9,700.00 |
| **SECOND OFFER RESALES**  **THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE**  **PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:** | | | | |
|  | 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 #000003-012532/14343  Bid in Trust 12/5/2023  Judgment Through Tax Year: 2022 | $500.00 |
|  | 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 #2023-140647 of the Deed Records, Hardin County, Texas)  Account #000003-012531/16005  Bid in Trust 12/5/2023  Judgment Through Tax Year: 2022 | $500.00 |
|  | 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 and Instrument #2024-144986 of the Deed Records, Hardin County, Texas), 220 W Ave F, Silsbee  Account #004100-023605/70184  Bid in Trust 6/4/2024  Judgment Through Tax Year: 2023 | $1,100.00 |