



CAUTION

Sheriff Sale Packet

This packet contains information regarding Sheriff Sales, where to obtain additional information and Certificate of Eligibility application (to be completed in the event of a successful purchase).

Please do your homework and consider the following:

- ☞ Physically inspect the property.**
- ☞ There may be taxes due for years outside of the years of the lawsuit. We do not collect taxes for all local governments in the County so first validate the complete list through the County Appraisal District for the property you are interested in purchasing and be sure to contact the Tax Collector for each.**
- ☞ Validate whether liens have been filed that may cause problems for you when selling the property later.**
- ☞ Know the law! A current owner of a homestead and agricultural exempt properties may redeem or buy back their property for up to two (2) years and all other properties up to six (6) months. ALL expenses you incur may NOT be recovered should the former owner choose to redeem the property!**



Cheryl E. Johnson, PCC
Assessor and Collector of Taxes

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Sheriff Sale Information

Date & Time of Sale: First Tuesday of every month at 10 a.m. (unless holiday, then following business day). Please monitor the Galveston County Sheriff's Department website for up-to-date information.

Location: Commissioners Court Room (1st floor), Galveston County Courthouse, 722 Moody, Galveston

PLEASE BE ADVISED:

Galveston County Commissioners Court has approved a resolution authorizing the Galveston County Sheriff to conduct tax sales and resales via an online platform through RealAuction. For more information regarding online sales, please visit www.realauction.com. Once online tax sales and resales begin (likely beginning August 4, 2020), the Galveston County Sheriff will no longer conduct live tax sales and resales. More information will be forthcoming once the date of the first online sale is confirmed. **PLEASE NOTE:** The online sales will NOT include execution sales, which will continue to be conducted as live auctions by the Galveston County Sheriff or constables in accordance with Texas law.

Sheriff Sale properties are advertised 21 days prior to the sale in the Galveston County Daily News and are posted on bulletin boards at County offices. The official posting for Sheriff Sales appears on the Galveston County Sheriff's Department website: <http://sheriff.galvestoncountytexas.gov>. More detailed information is available at www.taxesales.lgbs.com and www.pbfc.com/taxsale.html. Additionally, the County's delinquent law firm, Linebarger Goggan Blair & Sampson, LLP (LGBS) has an Interested Buyer (IB) Notification Program as described below.

Sheriff Sales are open to the public. Those wishing to participate in the bidding process must register or check in immediately prior to the sale to obtain a bidder number. Once the sale begins, bidder registration is closed. Absentee bidding is NOT permitted. Successful bidders must remit full payment on sale day no later than 4:00 pm in the form of cashier's check or money order (**payable to Galveston County Sheriff's Office**). Financing is NOT available. Properties not sold at auction are struck off to one of the taxing entities (see Resale of Struck Off Properties below).

Successful bidders must apply for a Certificate of Eligibility by submitting a completed application along with a \$10.00 processing fee at any GCTO office. Certificates will be mailed upon completion of the research. The Certificate of Eligibility and a \$30.00 money order or cashier's check (payable to the Galveston County Clerk) must be submitted to the Sheriff's Department in order for the sheriff's deed to be recorded. Buyers will receive the original recorded deed once it is filed in the County Clerk's office. Additional information may be obtained by contacting Captain Pete SiFuentes, Galveston County Sheriff's Department, at (409) 766-2401.

Redemption Periods & Fees

In accordance with the Texas Property Tax Code, properties sold at Sheriff Sale are subject to statutory redemption periods. The redemption period begins on the date the original Sheriff's deed is recorded. Homestead and agricultural exempt properties may be redeemed up to two (2) years from the date of deed being recorded. All other properties may be redeemed within 180 days of deed recording. Redemption fees due to the Sheriff Sale purchaser are as follow:

<u>Homestead or Ag:</u>	First Year:	Price of Sale + 25%	<u>All Others:</u>	Six Months:	Price of Sale + 25%
	Second Year:	Price of Sale + 50%			

Please note: Texas Property Tax Code §34.21 sets forth the specific requirements for redemption. In addition to the purchase price at Sheriff Sale, the redemption amount may be subject to other costs and expenses set forth in Tax Code §34.21. All parties participating in the sheriff's tax sales should review this law for the rights, duties and procedures associated with the right of redemption.

Resale of Struck Off Properties

Properties not sold at the auction are 'struck off' to the taxing entities participating in the sale. Properties struck off to Galveston County, City of Texas City or the City of Galveston will re-auctioned in future Sheriff Sales. Information regarding struck off properties is available through the firm's interactive public website: www.taxsales.lgbs.com or by contacting: Linebarger Goggan Blair & Sampson, LLP www.lgbs.com 409-948-3401.

For information on properties struck off to Clear Creek, Dickinson or Santa Fe Independent School Districts, please contact Perdue Brandon Fielder Collins & Mott, LLP www.pbfc.com 800-833-5886.

Other Legal Matters to Consider When Purchasing Property at Tax Sales

All properties – whether sold at the Sheriff Sale or Resale are sold “as is” with regard to title, physical condition and use. Properties may be subject to use restrictions pursuant to local codes and ordinances. Before purchasing at Sheriff Sale, interested buyers should consult the local governmental entities in which the property is located to understand these restrictions, if any. There is no title insurance offered or available at Sheriff Sale. If you have questions, consult your attorney.

Bidders or buyers of Sheriff Sale or Resale property are strongly encouraged to do their own title research before bidding or purchasing property at delinquent tax sales. Property taxes may be due outside of the years included in the Sheriff Sale. **Be certain to do your homework before bidding at Sheriff Sale!**

Execution Sales: The monthly sales conducted by the Sheriff's Department often include 'execution' sales. Please know that execution sales are **not** the same as tax sales. The laws governing execution sales are completely different from the laws governing tax sales. Buyers should seek the advice of an attorney to understand the legal aspects of execution sales.

Interested Buyer Notification Program

Those interested in tracking or purchasing tax sale properties may now register by county of interest and/or properties of interest on the LGBS tax sale website at www.taxsales.lgbs.com. Once validated as an IB you will receive email notices when sale listings are posted or if the status of particular properties changes (set for sale, removed from sale, struck off, etc.). For additional information, see pages at the end of this packet. The pdf file of this information is posted on the GCTO website under the Sheriff Sale Information link or you may call the Property Tax Department at 1-409-766-2481 or (toll free) 1-877-766-2284 and ask for a Property Tax Specialist. This feature is an effective method of staying up-to-date on properties and you are able to sign up to receive sale information monthly via email.

MORTGAGE FORECLOSURES:

Mortgage foreclosure information is available on the County Clerk's website by owner name. If the owner name is not known, information can be obtained in person at the County Clerk's Office. Copies are \$1/page. Galveston County, the Sheriff's Department and the Galveston County Tax Office are NOT involved in these sales.

**Application to Obtain Certificate of Eligibility to Purchase
Galveston County Sheriff Sale Real Property**

STATE OF TEXAS)
 }
COUNTY OF GALVESTON)

I, _____ hereby request the Galveston County Tax Assessor Collector issue a Certificate of Eligibility to purchase real property at the Sheriff Tax Sale in my name and to:

☐ Mail said Certificate to me at: _____

☐ Contact me at _____ to make arrangements to pick up the Certificate

I understand that this application must be completed and delivered to the Galveston County Tax Office along with a \$10.00 processing fee within three months from the sale in order to obtain my Sheriff's Deed.

By signing this document, I affirm that I have included below the name or assumed names of all proprietorships, corporations, partnerships, limited partnerships and/or limited liability companies in which I have an ownership interest and/or properties that I own individually or jointly with another party or parties. I also affirm that I have legal authority to do so on behalf of any entity listed herein.

Additionally listed are addresses or legal descriptions for any and all properties that I currently own an interest (exclusive of liens), in whole or part. *(Attach additional pages if necessary.)*

I hereby swear and attest that all statements contained herein are true and correct to the best of my knowledge and belief.

Date

Signature of Requestor

Page 1 of ____

OFFICE USE ONLY	Deputy Receiving Request & Fee:
Date Submitted to Property Tax Department for Action:	

Applicant: _____

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface. There is no handwriting or other markings on the paper.

Introducing the New Interested Buyer Notification Program

We've put the technology at your fingertips, downsized it to fit in your devices for on the go access, and made it as point-and-click as we can. Now we're going one step farther. We're delivering a system that keeps you posted on the status of the properties you're interested in. It all starts right here at www.taxsales.lgbs.com.



Choose the Properties.

Once you've located a property you're interested in, click in the check box under the photograph that says "GET UPDATES." You can choose as many properties as you want. Then click on the "Update alerts" button on the tool bar.

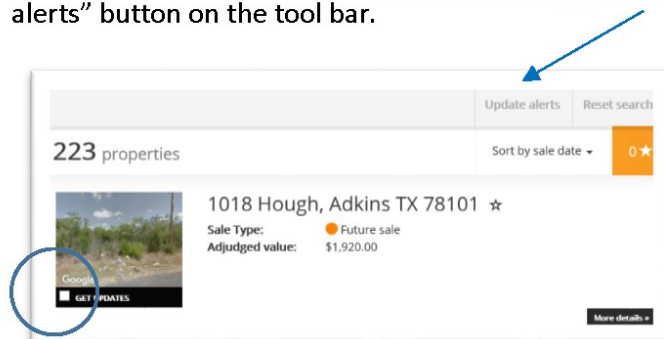


Figure 1 Get Updates Process

Complete the Interest Form.

The software will automatically copy the property address of your selected properties into the interest form for you. All you have to do is enter your information and click the button. [Subscribe for updates](#)

The form itself is simple and fairly self-explanatory. The only piece of information required is your email address. That's how we keep track of you and your properties list.

- If you want your browser to keep track of your information and prepopulate the form for you, click on "Save my information for next time," so you don't have to enter the same information each time you add a property.
- If you change your mind on one or more properties in the middle of the process, you can easily click the X next to the property to remove it from the list you're sending us.

Interested in these properties? ×

Sign-up for for updates about selected properties or counties. We'll email you notifications about upcoming sales as they become available.

Email * Phone

First name M.I. Last name

Address Suite, Apt

City State Zipcode

☐ Save my information for next time (don't use on public computers)

I'd like to receive updates for:

× 1018 Hough, Adkins TX 78101

[Unsubscribe from these properties](#)
[Unsubscribe from all updates](#) [Subscribe for updates](#)

Figure 2 Interest Form

Unsubscribe.

Though not quite as intuitive as the subscription process, the same procedure works to unsubscribe, as well. Select your properties, and then click on the "[Unsubscribe from these properties](#)" link at the bottom of the form. Or if you want to remove your name from our update list altogether, click on the "[Unsubscribe from all updates](#)" link. Otherwise you may click on the unsubscribe link in our emails to access our Unsubscribe Process Page. See page 5 below.

Email Verification

The first time you register, you will receive a one-time request to verify your email address and confirm your registration into the Interested Buyers Notification program. *Long standing participants will receive a first-time verification as well.* Clicking the link in our first email will confirm your registration.

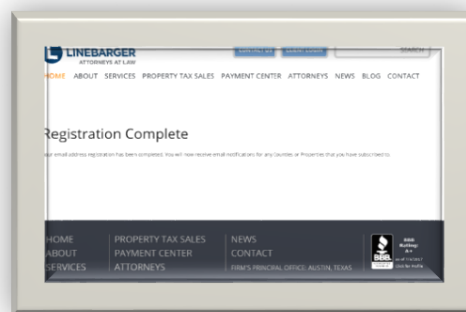


Figure 3 Confirmation Page

Property Level Email Process

Once the confirmation is complete, you'll be set up for our next email cycle at the end of the day. Our notification procedure groups the properties you are interested in by county, and only sends one email per scenario per county per day as described below. Keep in mind, you may unsubscribe at any time.

Acknowledgement.

As you add properties to your list, we'll send you our "Acknowledgement" email. This is merely to confirm that we received your request and to provide you with a quick reference hyperlink to the properties you're interested in (Note: Link will only available for properties listed on the Taxesales.lgbs.com website). *Long-standing participants may receive a first time email for their existing list just to get things started.*

Notice of Sale.

The next time you receive an email from us will be when your registered properties are scheduled for auction.

Sale Results.

Following the auction, you may receive a notice with the results of the sale.

Update Notices.

You may also be notified if a property is pulled from the sale or if the published results of the sale are changed within 30 days of the sale.



Figure 4 Sample Update Notice email

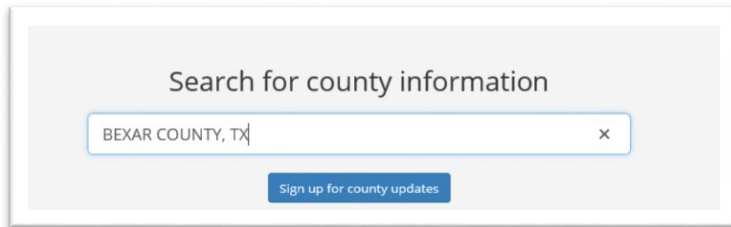
Keep in Mind

Linebarger Goggan Blair & Sampson, LLP and the taxing jurisdictions it represents assume no responsibility as to the timeliness or accuracy of any fact relating to the properties listed in this or future notices. The material is strictly for informational purposes only and does not provide legal advice or services. Prospective bidders should not rely on the timeliness or content of notices to plan or advance their interest in acquiring properties at auction. Properties may be added or removed from the sale list at any time, for any reason, without electronic notification. For the most accurate and up-to-date information, contact the officer conducting the sale.

County Level Subscriptions

If you are interested, you may also register as an Interested Buyer for one or more counties. You will find the Search for County information in the middle of our search page. You may have to scroll down to see it. Search for the county you are interested in and then click the button.

[Sign up for county updates](#)



Doing so will pop-up the Interest Form with the county name at the bottom similar to the Property Level subscription.

Figure 5 Sign up for County Updates

Acknowledgement

At the end of the day, a single email will itemize the counties you have most recently subscribed to.

Monthly Notice of Sale

Then you will receive an email per county on a monthly basis, with a link to our two reports. Both reports will be a full list of properties schedule for the next auction in a particular county. One will be in standard .pdf format, and the other will be in a comma-delimited .csv format which can easily be viewed in MS Excel or other standard spreadsheet software. Links to the reports will remain active for approximately 120 days. Reports will not be generated for months with no auction.

Note that County Level subscriptions do not generate an Update or Results notice and the delivery of monthly notices is subject to the individual timing of the preparation of Notices for each county.

Reports

County Level Reports include all the information you need to get started with your action plan.

Book & Writ Number **PA Only*

Sale Type, Precinct, Sale Nbr **TX Only*

Account or BRT Nbr ** with an active link*

Cause Number

Court Number

Judgment Date

Order Issue Date

Case Style

Legal Description

Physical Address

Appraised Value

Estimated Min Bid

Status of the Sale

Notes



Unsubscribe Process Page

Each of our emails contain a link to unsubscribe. Clicking the link will open our Unsubscribe Process page. The page is divided into 3 sections. Click the check box next to the item or items you would like to unsubscribe from and press the Update Your Subscriptions button.

UPDATE YOUR SUBSCRIPTIONS

Unsubscribe All

Choose this option if you wish to stop all existing subscriptions. This does not prevent you from registering for other counties or properties. But it will suspend all email notices until you do.

County Level Subscriptions

If you are subscribed to county level notices that you no longer wish to receive, choose the individual county name or choose the All County Level options.

Property Level Subscriptions

If you no longer wish to receive notices regarding specific properties you may select:

All Property Level – this will stop all notices for any property level subscription only.

Or you may itemize your subscription by removing only one or some of the properties by clicking the appropriate check box.

LINEBARGER
ATTORNEYS AT LAW

CONTACT US CLIENT LOGIN

HOME ABOUT SERVICES PROPERTY TAX SALES PAYMENT CENTER ATTORNEYS NEWS BLOG CONTACT

Unsubscribe Process

You are currently subscribed to receive Tax Sale Notices from Linebarger Goggan Blair & Sampson, LLP for the email address: abcmaster@comcast.net

- If you prefer not to receive future notifications from us, please select "Unsubscribe All"
- If you wish to limit your subscriptions for specific counties or individual properties, select the items you no longer wish to receive notifications about
- When you have completed your selections, select the "Update your Subscriptions" Button

☐ Unsubscribe All

UPDATE YOUR SUBSCRIPTIONS

County Level Subscriptions

You are currently subscribed to receive monthly Sale Notices for the following Counties:

- Please select the county or counties you wish to be unsubscribed from:

☐ All Counties Listed

☐ Adams
☐ Bexar
☐ Fort Bend
☐ Harris
☐ Jackson

UPDATE YOUR SUBSCRIPTIONS

Property Level Subscriptions

You are currently subscribed to receive status updates for the following properties:

- Please select the property or properties you wish to be unsubscribed from:

☐ All Properties Listed

Dallas County

☐ 8000143791800000 - 3622 COLONIAL
☐ 8000017089800000 - 2238 DIA'NE

Harris County

☐ 8180890000000 - 7406 EAGLE PASS ST. HOUSTON, TX 77030-3516
☐ 8410250060506 - 3822 CROSBY CEDAR BAYOU RD, BAYTOWN, TX 77521-9429

Jackson County

☐ R16216 - 200-A FRANCIS LANDS BLVD

Wilson County

☐ 8215-08006-01200

UPDATE YOUR SUBSCRIPTIONS

HOME ABOUT SERVICES PROPERTY TAX SALES PAYMENT CENTER ATTORNEYS NEWS CONTACT FIRM'S PRINCIPAL OFFICE: AUSTIN, TEXAS

BBB
Rating: A+
16 YEARS
100% Satisfied
This is Profile

Figure 6 Unsubscribe Process page

In you have questions, please visit our website "How To" page, or contact the Law Office nearest you.

<http://www.lgbs.com/contact-us/>