



Bidder's Guide to the Harris County Tax Auction

General Information

The Harris County Tax Auction is a live auction that takes place on the first Tuesday of every month. Properties are auctioned off by the eight (8) Constables simultaneously. Properties are offered in the order published in the Daily Court Review. There are three types of sales: 1) Execution Sale, 2) Tax Sales, and 3) Tax Resales.

Date and time of Auction

The Auction has moved to: **Bayou City Event Center, 9401 Knight Road, Houston, TX 77045.**

For more information, see: <https://www.hctax.net/About/Announcements/AuctionMoveFlyer11-4-15.pdf>

The auction that is held on the **first Tuesday of every month** from **10:00 am – 4:00 pm.**

Go to: <https://www.hctax.net/Property/TaxSales/TaxSales> for information.

Note: Please **do not stop by or call** the Bayou City Event Center with inquiries at any other time.

Parking

Parking is available at the Bayou City Event Center, however, the lot fills quickly and is usually full by 9:30 am. As an alternative, METRO provides a free shuttle from the Fannin South Transit Center to the front doors of the venue:

- Park at the **Fannin South Park and Ride lot (1505 W Bellfort Ave, 77054)**, then catch the free shuttle from the Fannin South Transit Center to the Bayou City Event Center. Cost for parking is **\$5.00.**

OR

- Take **METRO Rail's Red Line** or a **METRO Bus** to the **Fannin South Transit Center**, where you will catch the free shuttle to the Bayou City Event Center. The cost for a rail or bus ticket is **\$1.25.**

Shuttle round trip service runs from 8 am-5 pm. Go to: <https://www.hctax.net/Forms/MetroFlyer.pdf> for more information.

Note: *If the Bayou City Event Center parking area is full, you will be directed by Deputy Constables to park at the METRO Park and Ride facility and take the shuttle. Cars parked illegally along Knight Rd or Holmes Rd may be towed or ticketed by the city police.*

Bidder Registration

You must register to bid with the Harris County Tax Office before you can bid at the Tax Auction. You can find Registration information here: <https://www.hctax.net/Property/TaxSales/TaxSales>. You can register online at any time or in-person on the day of the auction **beginning at 8:30 am.** Your bidder registration is valid for one year from the date of issuance, and may be renewed upon certification by the applicant that no delinquent property taxes are owed to the County or its taxing entities.

Useful Resources:

- Harris County Tax Assessor-Collector - www.hctax.net or call: 713-274-8120
- Harris County Appraisal District - www.hcad.org
- Harris County Clerk - www.harrisvotes.com
- Linebarger Goggan Blair & Sampson, LLP - www.lgbs.com
- Perdue Brandon Fielder Collins & Mott LLP - www.pbfc.com
- Daily Court Review - www.dailycourtreview.com

Frequently Asked Question

What is the difference between a Tax Auction and a Trustee Auction?

A property will be offered for sale by a Constable at a Tax Auction if there are delinquent property taxes owed that were taken to judgment. A property will be offered for sale by a Trustee at a Trustee Auction if the Trustee (represents lienholder) forecloses on a deed of trust.

Note: You do not need to register with the Harris County Tax Office to bid at the Trustee Auction.

How do I know if a property will be offered in the Tax Auction or the Trustee Auction?

Tax Auction:

- The Constable conducts the sale on behalf of the taxing entities.
- The property is being foreclosed on for delinquent property taxes.
- The property will be listed in the Daily Court Review and other foreclosure publication services.

Trustee Auction:

- The Trustee conducts the sale on behalf of a lender.
- Trustee auctions, while held at the same time and place as delinquent Tax Auctions, are not conducted by Harris County. Trustees are hired by the lienholder to legally foreclose on the mortgagor/debtor.

What is an execution sale?

An execution is a court order directing a Constable or other officer to enforce a judgment. This does not include the delinquent taxes.

Property Information

Where can I find a list of properties to be auctioned?

There are various sources available:

- **Daily Court Review** publication – tax delinquent properties and executions
- Posted at Bayou City Event Center **on the day of the sale** – (tax properties and executions)
- Foreclosure listing service companies – trustee properties

For the taxing jurisdictions they represent, the following law firms also post properties being sold for delinquent taxes on their websites:

- Linebarger Goggan Blair & Sampson, LLP at www.lgbs.com
- Perdue Brandon Fielder Collins & Mott, LLP at www.pbfc.com

Where can I find information about each property?

The buyer should exercise due diligence in investigating the properties in which they are interested, both as to the physical condition of the property as well as any title issues and legal encumbrances, etc. **The property may be subject to other liens or encumbrances that are not cleared by the sale of the property. This may include other tax liens and judgments not included in the sale. The purchaser is also responsible for taxes accrued after the date of judgment.**

Other resources:

- Harris County Tax Office: www.hctax.net
- Harris County Appraisal District: www.hcad.org
- Harris County Clerk's Office: www.cclerk.hctx.net

What if a property has a “0” address?

Property addresses are taken from the Harris County Appraisal District records and in some cases, no address has been assigned to a vacant property. However, the property location can be determined by researching the account details available from the Harris County Appraisal District at: www.hcad.org.

How can I find out within which precinct a property is located?

There are a few ways to locate a property within a Constable Precinct:

- Search tool: www.harriscountytexas.gov/constables.aspx
- **Daily Court Review** publication and other foreclosure publication services
- If you know the Law Firm that is administering the sale, you can visit its website:
 - Linebarger Goggan Blair & Sampson, LLP at www.lgbs.com
 - Perdue Brandon Fielder Collins & Mott, LLP at www.pbfc.com

Why was a property sale canceled?

A property can be canceled for a number of reasons, the most common of which is that the delinquent taxes have been paid. If a property has been canceled, it will not be offered for sale at auction, but could come up at a later date if it was canceled for another reason other than paid.

Can a property be canceled on the day of the auction?

Yes. A property can be canceled at any time before it comes up for auction.

What is the difference between a sale and a resale?

A **sale** is a property that is being offered for the first time. When a property does not receive at least the minimum bid at a first tax sale, it may be “struck off” to the taxing entity that initiated the sale. A new deed is filed, reflecting the change in ownership to the purchasing taxing unit.

Usually, the property is posted for **resale** at a later date.

Bidding

How is the minimum bid determined?

In order to purchase tax sale property at a first sale, the bidder must pay at least the statutory minimum bid, which is set at the lower of:

- adjudged value or judgment value – value of the property at the time the judgment is taken
- the total of all amounts awarded in the judgment, including costs of suit and sale

The minimum bid is determined prior to the sale by the Constable and is announced at the sale. If taxes have accrued on the property for years after the date of the foreclosure judgment (“post-judgment taxes”), the tax sale purchaser is responsible for those taxes. The taxes are paid at the Tax Office – not at the tax sale.

What happens if a property does not receive the minimum bid?

If no bidder offers the minimum bid, the property may be “struck-off” to the taxing jurisdiction and re-sold at a later date. Harris County generally does not sell struck-off properties by private re-sale. However, some taxing units located within Harris County do. Harris County properties can be re-offered at a subsequent Tax Auction for a lower minimum bid.

How do I bid on a property?

Once you have registered with the Harris County Tax Assessor’s Office and obtained a bidder card, you are eligible to bid by raising your bidder card in plain sight for the Constable to see at a certain ask price.

Can I bid on multiple properties? Can I bid in multiple precincts?

Yes

Purchasing Property

When and how do I pay for a property?

You must pay for the property at the time of sale. Only cash or certified funds (cashier's checks) are accepted. Certified checks should be made payable to the selling Constable precinct. Alternatively, certified checks may be made payable to the buyer, and then endorsed over to the selling Constable precinct.

Can I go to the bank for money and come back to pay?

No, you must pay for the property at the time of sale. The County may pursue legal actions for non-payment or rescission of a winning bid.

Will I be refunded any amount I pay over the winning bid amount?

If the payment is more than the winning bid, the Constable's Office will issue a refund for the difference. The refund will be made at a later date.

What type of document is issued when I purchase a property?

A receipt will be issued on the day of tax sale. The successful bidder on a property will be issued a Constable's Deed within **4 to 6 weeks** after the auction date. The name indicated below the Registrant's Name on your bidder card will be the name appearing on the new Constable's Deed.

Can I return the property I purchase at auction?

The officers who conduct tax sales regard **all sales as final** and not subject to rescission due to mistake or dissatisfaction with the property. The County may pursue damages against a bidder who rescinds on a purchase.

What does it mean to purchase the property "as is"?

In Harris County, and in the State of Texas, the taxing units have no liability or responsibility for the condition of the properties or the title of the properties that are posted for public sale. The **successful bidder** purchases the property "as is"; meaning that **each purchaser is responsible to do their own investigation of the properties being offered for sale**, both as to the physical condition of the property, as well as any title issues, etc.

The property may be subject to other liens or encumbrances that are not cleared by the sale of the property. This may include other tax liens and judgments not included in the sale. There are no expressed or implied warranties. The purchaser has no recourse against the taxing jurisdiction(s).

Miscellaneous

How can I redeem my property if it was sold?

Most properties sold at Tax Sale are subject to the defendant's right of redemption. If the defendant in the tax suit wants to redeem their property, they must contact the purchaser. If the defendant is unable to locate the purchaser or agree with them on the redemption amount, they may tender a Redemption Affidavit along with the redemption amount to the Tax Assessor-Collector. If the redemption tender is accepted, a Receipt for Redemption is issued to the defendant to file with the County Clerk. (See Tax Code Ch. 34 Subchapter B).

Please note that we are not able to and will not answer any legal questions you may have. We recommend that you discuss any concerns with an attorney.

DO NOT BID if you don't have the money to pay in full TODAY. ALL SALES ARE FINAL.