



Harris County Tax Sale

Frequently Asked Questions

WHERE AND WHEN IS THE TAX SALE HELD?

- It is held at the **Bayou City Event Center, 9401 Knight Road, Houston, TX 77045.**
- The Tax Sales are held the **first Tuesday** of every month starting promptly at **10:00 am** – and ending when the **last property is offered, but not after 4:00 pm.** Should the first Tuesday of the month be a national holiday (**New Year's Day or Independence Day**), the Tax Sale will be conducted on the next business day, **Wednesday.**
- Please ***do not stop by or call*** the Bayou City Event Center with inquiries regarding the Harris County Tax Sales.

WHERE CAN I FIND A LIST OF PROPERTIES TO BE SOLD AT THE TAX SALE?

- There are various sources available:
 - Harris County Tax Assessor & Collector website: www.hctax.net/Property/TaxSales/TaxSales
 - Foreclosure listing service companies and tabloids
- For the Taxing jurisdictions they represent, the following law firms also post properties being sold for delinquent **taxes** on their websites:
 - Linebarger, Goggan, Blair and Sampson, at www.lgbs.com/
 - Perdue Brandon Fielder Collins & Mott, at www.pbfc.com
 - The status of Executions and Tax Sales are available in real-time 1 week prior to the Tax Sale: <http://BIT.LY/HCTAXAUCTION>



HOW DOES THE TAX SALE WORK?

- The Harris County Tax Sale is a live Tax Sale that takes place the first Tuesday of every month starting promptly at 10:00 am.
- Properties are offered by the eight (8) Constable Precincts simultaneously.
- Properties are offered in the order shown on the Property Boards displayed at the Tax Sale.
- Properties are categorized by three offering types: 1) Executions, 2) Tax Sales, 3) Tax Resales.
- Payment is due at the time of sale.
- Properties are sold "As Is".
- ALL SALES ARE FINAL.

DO I NEED TO REGISTER TO BID?

- Yes, you must register with the Harris County Tax Office to bid at the Tax Sale.
- You can find Registration information here: 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.**

You do not need to register with the Harris County Tax Office to bid at the Trustee Auction, which is held across the parking lot at the covered, open-air Pavilion.

HOW DO I KNOW IF A PROPERTY IS A TAX SALE OR A TRUSTEE SALE?

- Tax Sale:
 - The offering party will be a Constable Precinct.
 - The property is being foreclosed on for delinquent property taxes.
- Trustee Auction:
 - The offering party will be the Trustee for a Lender.
 - Trustee Sales **are not conducted by Harris County.**
 - Trustees are hired by Lienholder to legally foreclose on the Mortgagor/Debtor/Defendant.

WHERE CAN I FIND INFORMATION ABOUT EACH PROPERTY?

- Bidders 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, 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 (Post-Judgment taxes).**
- 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 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 which are posted for public sale.
- The Winning **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 potential title issues, etc.
- **The property may be subject to any other liens or encumbrances that are not cleared from 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 (Post-Judgment taxes).**

HOW CAN I FIND OUT WHICH PRECINCT A PROPERTY IS LOCATED?

- There are a few ways to locate a property within a Constable Precinct:
 - Search tool: www.harriscountytexas.gov/Government/Law-Enforcement/Harris-County-Constable-Precincts
 - If you know the Law Firm that is administering the sale, you can visit their website:
 - Linebarger, Goggan, Blair and Sampson, at www.lgbs.com/
 - Perdue Brandon Fielder Collins & Mott, at www.pbfc.com

WHAT IF A PROPERTY HAS A "0" ADDRESS?

- Property addresses are taken from the Harris Central Appraisal District records and in some cases, no address has been assigned to a vacant property. However, the property location can be determined by entering the HCAD account number on the Appraisal District website: www.hcad.org

HOW IS THE MINIMUM BID DETERMINED?

- The Bidder must pay at least the statutory minimum bid, which is set at the lower of:
 - HCAD Market Value at the time of judgment or
 - The total of all amounts due within the judgment (Tax, Penalty, Interest and Attorney Fees) plus Court Cost, Title Search Costs, Constable fee, Posting, Publication fees and Sales fee, if any.
- The minimum bid is determined prior to the sale by the Constable and is announced at the Tax Sale.

WHAT HAPPENS IF A PROPERTY DOES NOT RECEIVE THE MINIMUM BID?

- If no bidder offers the minimum bid (property does not sell), the property can 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 Sale with a reduced minimum bid.

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 The Tax Sale.

CAN A PROPERTY BE CANCELED ON THE DAY OF THE TAX SALE?

- Yes. A property can be canceled at any time before the Tax Sale begins.

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, with a reduced minimum bid.

WHAT IS AN EXECUTION?

- An Execution is a Court Order directing a Constable or other officer to enforce a judgment.

HOW DO I BID ON A PROPERTY?

- Once you have registered with the Harris County Tax Office and obtained a Bidder card, you are eligible to bid by raising your bidder card in plain sight for the Constable to see.

CAN I BID ON MULTIPLE PROPERTIES?

- Yes

CAN I BID IN MULTIPLE PRECINCTS?

- Yes

WHEN AND HOW DO I PAY FOR A PROPERTY?

- You must pay for the property at the time of sale.
- Only cash or certified checks are accepted.
- Certified checks should be made payable to the **selling Constable Precinct (ex. Constable Precinct 1)**. 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.

WILL I BE REFUNDED ANY AMOUNT I PAY OVER THE WINNING BID AMOUNT?

- If the payment is more than the winning bid amount, the Constable's Office will issue a refund for the difference.

WHAT TYPE OF DOCUMENT IS ISSUED WHEN I PURCHASE A PROPERTY?

- The Winning Bidder of a property will be issued a Constable's Deed or Sheriff's Deed within **4 to 6 weeks** after the Tax Sale date.
- The name on your bidder card will be the name appearing on the deed.
- A printed Tax Sale receipt will be provided to the Winning Bidder.

DO I HAVE TO GO TO HCAD TO CHANGE OWNERSHIP?

- Yes, it is the responsibility of the Winning Bidder to submit the Recorded Deed to Harris Central Appraisal District (HCAD) to update ownership of the property.

CAN I RETURN THE PROPERTY I PURCHASE AT THE TAX SALE?

- No. The Officers who conduct Tax Sales regard all **SALES AS FINAL** and not subject to rescission due to the purchaser's mistake or dissatisfaction in regard to the property.

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. The Purchaser is then notified that the redemption proceeds are available (See Tax Code Ch. 34 Subchapter B)

WHERE CAN I PARK?

Onsite parking is available at the Bayou City Event Center for a \$5 fee.

- ***As of 2/7/23, METRO no longer is providing direct shuttle service from the Fannin South Transit Center.***

Note: Vehicles parked illegally along Knight Rd or Holmes Rd may be towed or ticketed by city police.

IS THERE A LOST AND FOUND?

- Yes. The Lost and Found will be located at the Help Desk in the ballroom during Tax Sale hours. If after Tax Sale hours, call **281-501-6720**.

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