

# RESALE OFFER INFORMATION FORM

## Buyer Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone number: \_\_\_\_\_

## Property Information

Suit # \_\_\_\_\_

Account # \_\_\_\_\_

Legal Description: \_\_\_\_\_

## Proposed Bid Information

Amount of Bid \$ \_\_\_\_\_

*A Publication fee of \$300.00, \$34.00 for fee to file the deed and the amount of Court Costs will be deducted from this figure first and then the remaining amount is the figure to be distributed to the taxing authorities.*

**\*\*The acceptance of this proposed bid sheet does not warranty nor guarantee that the proposed bid will be approved by the taxing entities\*\***

Return completed form to:

Mike Fielder  
Attorney At Law  
108 W. Clayton  
P.O. Box 1265  
Dayton, TX 77535

Phone(936)258-5536, Fax: (936)258-5508, email: [karie@texasriverslaw.com](mailto:karie@texasriverslaw.com)



TERMS OF OFFER TO PURCHASE

I understand and agree that if this offer to purchase is accepted by all involved taxing authorities, a contract for such purchase by me will have been completed and I will become fully obligated to complete such purchase.

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I understand and agree that said tax lien foreclosure interest will be deeded to me on a "quit-claim" basis with no warranties, express or implied. I understand and agree that it is my responsibility to fully investigate said property as to its completeness of title, size, location, and state of the property prior to my offer to purchase the same, and that none of the involved taxing authorities has made any representations or guaranties as to such state of the title or of the property.

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I understand and agree that by tendering this offer to purchase said property, I fully agree to accept the property interest "as is", with no representations or warranties whatsoever on the part of the taxing authorities, and understand that such interest may represent full title, part title, or no title to said property.

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I understand and agree that for any of several reasons a title insurance agency or underwriter may decline to insure the title to the property for the purchase of a sale or a loan for an extended period of time.

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Further, I understand and agree that my purchase of said property interest will be final and that the taxing authorities cannot refund the purchase price of said property because of any flaw in its title, location, size or state of the property and that neither the taxing authorities nor their attorneys can give me legal advice or opinions as to the same.

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In addition, I understand and agree to accept the property subject to any existing right of redemption granted by law in the former owner(s) or occupiers of the property.

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Further, I understand and agree that if improvements are made to the property during the redemption period I may not be able to recover their value.

\_\_\_\_\_

I have read and understand the above terms and under the same do offer to purchase said property for the total purchase price stated.

\_\_\_\_\_

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Please print:

Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

Phone No.:

\_\_\_\_\_

\_\_\_\_\_



**TRUST PROPERTIES LIST AND OTHER PROPERTIES STRUCK-OFF  
AT SHERIFF'S SALE**

You can make an offer on these properties. . . . .

The Trust Properties List is prepared to inform Interested Person's of property available For Sale by the Trustee as a result of Tax Sales previously held by the Sheriff, or, the Constable but not purchased. Properties not purchased at the previous tax sales are "struck-off to the original plaintiff and held in trust until the property sells by private or public offer. This List will be updated as properties are added as a result of Tax Sales and properties are removed as a result of successful purchases by the offering process.

No offer or solicitation to purchase is implied by the availability of the Trust Properties List.

1. ALL PERSONS interested in purchasing trust property should perform a diligent search of the records of the following entities:

- |   |                      |
|---|----------------------|
| <i>Central Appraisal District</i>   | <i>(936)336-5722</i> |
| <i>County Deed Records –</i>  | <i>(936)336-4670</i> |
| <b><i>PLEASE OBTAIN A COPY OF THE SHERIFF'S DEED</i></b>  |                      |
| <i>District Clerk Records</i>   | <i>(936)336-4686</i> |
| <i>(you will need to provide the clerk with the lawsuit number in order to get the court costs)</i> |                      |
| <i>Liberty County Tax Assessor (for tax balances)</i>   | <i>(936)336-4633</i> |
| <i>Devers ISD Tax Office (for tax balances)</i>   | <i>(936)549-7591</i> |

You can also view the information on their websites.

2. Additionally, ALL PERSONS interested should physically inspect the property prior to submitting an offer to purchase the property from the Taxing Entities who must approve the sale.
3. Your offer must include all costs of the court and sale associated with the Tax Suit (Court Costs), \$300.00 Publication Fee and \$34.00 for the Deed Fee.
4. All offers must be approved by each individual taxing entity if the offer is less than all taxes years and costs due in the judgment.

The office of Mike Fielder, nor the staff, cannot give or offer any legal advice in these matters. We encourage Interested Buyers to seek legal advice from their own attorney.

***The foregoing material is strictly for informational purposes only and does not provide legal advice or services. Use of any of the foregoing information does not create an attorney-client relationship. You should not act on the information provide without seeking legal counsel of your choice. The law firm of Fielder, Davis & Sylvia represents a number of taxing jurisdictions. We do not represent taxpayers, purchasers of judgment property, or any other outside interest. For further information, please contact your attorney.***