

Denton County - Excess Funds Recovery Guide

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For MaxSam V4 - Automated Excess Funds Recovery System

OVERVIEW

Denton County maintains a publicly available list of excess tax funds through the District Clerk's office. Sheriff's Sales are held on the first Tuesday of each month at the Denton County Courts Building. The county provides an online PDF document listing available excess funds, making it easier for claimants to identify potential claims.

KEY CONTACT INFORMATION

| Contact | Details |

| ----- | ----- |

| Tax Assessor/Collector | Dawn Waye |

| Mailing Address | P.O. Box 90223, Denton, TX 76202 |

| Physical Address | 1505 E McKinney Street, Denton, TX |

| District Clerk | Maintains excess tax funds list |

SHERIFF'S SALES INFORMATION

| Item | Details |

| ---- | ----- |

| Schedule | First Tuesday of each month |

| Time | 10:00 AM |

| Location | Denton County Courts Building, 1450 E McKinney Street, Denton |

EXCESS FUNDS LIST

Direct Link: dentoncounty.gov/DocumentCenter/View/3044/Excess-Tax-Funds-PDF

This PDF lists:

- Case names and numbers
- Available amounts
- Sale dates

Check this list first to identify potential claims.

DEADLINE TO FILE CLAIM

2 YEARS (before the second anniversary of the sale date)

STEP-BY-STEP CLAIM PROCESS

Step 1: Check Excess Funds List

- Visit dentoncounty.gov
- Download "Excess Tax Funds" PDF
- Search for your property or name
- Note cause number and amount

Step 2: Gather Required Documentation

For Property Owners:

- Deed showing ownership before judgment date
- Government-issued photo ID

For Lienholders:

- Recorded lien documentation
- Lien release or proof of amounts owed

For Heirs:

- Proof of relationship (probate records)
- Death certificate
- Court documents establishing heirship

Step 3: Prepare Petition

- Draft petition for excess proceeds
- Include property details, cause number, and claim amount
- State your relationship to property/owner

Step 4: File with Court

- Submit to Denton County District Court
- File before 2nd anniversary of sale
- Pay required filing fees