Mira

第二周作业：

根据小组成员的时间，精力，以及资金，小组投票确定1个要投资的County。

详细阐述该County的拍卖规则， 并说明做出选择该County的原因。

作业截止时间： 1/23/2021 西部时间11:59PM

**选择**Galveston County in Texas **的理由：**

1. **Galveston is a Tax Deed sale county**
2. It is a [coastal](https://en.wikipedia.org/wiki/Gulf_Coast_of_the_United_States) [resort city](https://en.wikipedia.org/wiki/Resort_town) and [port](https://en.wikipedia.org/wiki/Port) off the [Southeast Texas](https://en.wikipedia.org/wiki/Southeast_Texas) coast on [Galveston Island](https://en.wikipedia.org/wiki/Galveston_Island) and [Pelican Island](https://en.wikipedia.org/wiki/Pelican_Island_(Texas)) beautiful place for visitors, we are thinking to get the property to do Airbnb business.
3. An Ye is living nearby, so can go there to do live auction or do DD, or do whatever needed before and after sale.

1。关于对时间地点和拍卖前公示的规定。

 Texas Rules of Civil Procedure

RULE 646a. SALE OF REAL PROPERTY Real property taken by virtue of any execution shall be sold at public auction, at the **courthouse door of the county**, unless the court orders that such sale be at the place where the real property is situated, on **the first Tuesday of the month**, between the hours of ten o'clock, a.m. and four o'clock, p.m.

RULE 647. NOTICE OF SALE OF REAL ESTATE The time and place of sale of real estate under execution, order of sale, or venditioni exponas, shall be advertised by the officer by having the notice thereof published in the English language **once a week for three consecutive weeks preceding such sale**, in some newspaper published in said county. The first of said publications shall appear not less than twenty days immediately preceding the day of sale. Said notice shall contain a statement of the authority by virtue of which the sale is to be made, the time of levy, and the time and place of sale; it shall also contain a brief description of the property to be sold, and shall give the number of acres, original survey, locality in the county, and the name by which the land is most generally known, but it shall not be necessary for it to contain field notes. Publishers of newspapers shall charge the legal rate of Two (2) Cents per word for the first insertion of such publication and One (1) Cent per word for such subsequent insertions, or such newspapers shall be entitled to charge for such publication at a rate equal to but not in excess of the published word or line rate of that newspaper for such class of advertising. If there be no newspaper published in the county, or none which will publish the notice of sale for the compensation herein fixed, the officer shall then post such notice in writing in three public places in the county, one of which shall be at the courthouse door of such county, for at least twenty days successively next before the day of sale. The officer making the levy shall give the defendant, or his attorney, written notice of such sale, either in person or by mail, which notice shall substantially conform to the foregoing requirements.

RULE 648. "COURTHOUSE DOOR" DEFINED By the term "courthouse door" of a county is meant either of the principal entrances to the house provided by the proper authority for the holding of the district court. If from any cause there is no such house, the door of the house where the district court was last held in that county shall be deemed to be the courthouse door. Where the courthouse, or house used by the court, has been destroyed by fire or other cause, and another has not been designated by the proper authority, the place where such house stood shall be deemed to be the courthouse door.

Galveston County：Tax sales: 722 Moody, Galveston, Texas, in the Commissioner’s Court Room located at the Main Courthouse.

On the first Tuesday of each month between the hours of 10 a.m. and 4 p.m.

 Properties to be sold are posted at the **Courthouse** and at various **Galveston County annex buildings** throughout the county prior to the sale. Properties are also advertised in the **Galveston County Daily News** on the three successive Mondays preceding the tax sale.

website：http://www.co.galveston.tx.us/sheriff/sheriff.htm.

2。拍卖方式。

Tax Deed Live auction.

The auction is open to the public. Bids by mail, telephone, facsimile or e-mail are not accepted.

3。关于拍前登记。

Bidders register with Rebecca Galloway before the sale to receive your bidder number, the sale starts at 10:00am.

4。关于尽职调查。

Please be advised that the Minimum Bid is the past due taxes to be paid to the Galveston County Tax Office up until the date that the Order of Sale was filed, DO YOUR RESEARCH, taxes may be due outside of taxes due at the sale, you will be responsible for paying any and all other taxes due on said property, **including prior and current taxes** as well.

 Please note on tax sales pursuant to the Texas Property Tax Code, sheriff sales may only include taxes which were delinquent on the date of trial. The below described sheriff sales may be **subject to taxes not included in the judgment**. Property purchased or struck off at sheriff sale is subject to those tax year(s) not included in the judgment and must be paid by the purchaser at sheriff sale or resale.

Also the Address/Location per GCAD reflects the likely location of the property based upon records from the Galveston Central Appraisal District (www.galvestoncad.org). The information as to Address/Location is provided solely as a courtesy, it should not be relied upon as conclusive. Interested parties should conduct appropriate research to **verify the location** of property BEFORE bidding at the sheriff sale.

All properties, either at sheriff sale or resale, are sold “**AS IS**” with regard to title and/or physical condition of the property.

Bidders or buyers of sheriff sale property or tax foreclosed property are strongly urged to do their own **title research** before bidding or purchasing property at sheriff sale or resale

5。关于拍后付款和证书。

If you are the winning bidder of a property at the sale today, be sure and go to the Tax Office, see a Property Tax Specialist in the Property Tax Department of the Galveston County Tax Office and get your Certificate of Eligibility. This is required for you to receive your Sheriff’s Deed.

The winning bidder must come to the Sheriff’s Office **by 4:00pm today** and **pay in full**, see Rebecca Galloway the address is; 601 54th Street, Suite 1114 Galveston, TX. (409) 766-2312

Please note, the Sheriff’s Tax Sale Deed Under Order of Sale provides **no warranties or guarantees regarding title or claims** to the property made the subject of the sale.

6。关于拍得但未付款的处理。

If any person shall bid off property at any sale made by virtue of an execution, and shall fail to comply with the terms of the sale, he shall be liable to pay the plaintiff in execution **twenty percent on the value of the property** thus bid off, besides costs, to be recovered on motion, five days notice of such motion being given to such purchaser; and should the property on a second sale bring less than the former, he shall be liable to pay to the defendant in execution all loss which he sustains thereby, to be recovered on motion as above provided.

7。关于付款方式。

Payment method, **cash, money order or cashier’s check** made payable to Galveston County Sheriff’s Office. (Note) No personal or company checks will be accepted. Also, you will need a separate money order / cashier’s check for $30.00 made payable to Dwight Sullivan, County Clerk for recording of the Sheriff’s Deed.

8。关于赎回期。

Redemption periods begin at the date of the recording of the deed. Homestead and agricultural exempt properties may be redeemed within two (2) years. All other properties may be redeemed within six (6) months of sale.

 Redemption fees are as follows:

Homestead or Ag: First Year: Price of Sale + 25%    Second Year: Price of Sale + 50%

All others: Six Months: Price of Sale + 25%

9。关于未拍卖成功的房产。

Struck off properties will only be sold through the sheriff sale.

Properties offered for sheriff sale but not purchased by third-parties at the sheriff sale are struck off to the taxing entities by operation of law, unless withdrawn from the sale by a taxing entity.

Please note that due to the voluminous number of inquiries on this topic, all communications regarding sheriff re-sales should be in writing or via e-mail to:

Mark E. Ciavaglia

Linebarger Goggan Blair & Sampson, LLP

 621  6th Street North Texas City, TX 77590.

mark.ciavaglia@publicans.com

Tax foreclosed properties located in the cities of Galveston, La Marque , Hitchcock, Texas City and the Bolivar Peninsula are within the control of Resale Committees created pursuant to Interlocal Agreements between the taxing entities. For information on how sales are conducted through each resale committee, please email mark.ciavaglia@publicans.com for detailed information.

10。关于税务留置权。

 Texas law provides that a tax lien can be transferred from a taxing entity to a third party only **with the written consent of the property owner in the form of an affidavit.** This subject is covered within the Tax Code sections cited herein and the taxing entities require strict adherence to the Tax Code.

11。关于查询。

For detailed information and maps of property available for sheriff sales or re-sales, visit the Galveston Central Appraisal District website at **www.galvestoncad.org**.

Information regarding tax foreclosure lawsuits is available for public inspection between the hours of 8:00 a.m. and 5:00 p.m. at the **Galveston County District Clerk’s office**, 600 59th Street, 4th Floor , or is available online at: **https://tx4laredo.fidlar.com/txgalveston/avaweb/#/search.**

The law firm of Linebarger Goggan Blair & Sampson, LLP (‘LGBS’) represents Galveston County and numerous other taxing entities within Galveston County in the collection of delinquent ad valorem taxes and the foreclosure of delinquent tax liens. Interested parties desiring to receive an email when a particular parcel of property is set for sheriff sale should visit  the firm’s interactive website: **taxsales.lgbs.com**.

The list of properties, in Excel format, can also be emailed by a request directed to: **judy.fuller@lgbs.com.**