

## Galveston County Sheriff's Office

Sheriff Sales

Information & Procedures

WESITE: [www.co.galveston.tx.us/sheriff/sheriff.htm](http://www.co.galveston.tx.us/sheriff/sheriff.htm)  
[www.realauction.com](http://www.realauction.com)

As provided by Texas Rules of Civil Procedure 646a, 647 and 648; and in compliance with Execution Order GA 18 and directives issued by Texas Governor Greg Abbott; and in accordance with the Texas Property Tax Code; and in accordance with the resolution passed by Galveston County Commissioners Court dated May 4, 2020, and recorded at Clerk's File Number 2020023831 in the Official Deed Records in the Office of the County Clerk of Galveston County, Texas, the rules and procedures set forth below shall apply. Please note: there are separate rules, policies, and procedures for Execution Sales and Tax Foreclosure Sales/Resales, so please take note below.

### **TAX FORECLOSURE SALES/RESALES**

Tax foreclosure sales/resales are conducted by the Galveston County Sheriff exclusively through an online platform and website operated by Real Auction. There will be no live auctions of tax foreclosures and/or resales. Bidder Registration - Bidders must register through the Real Auction website: [www.realauction.com](http://www.realauction.com). All of the rules and procedures for tax sales are noted on the Real Auction website. Free bidder training is also provided through the Real Auction website.

**Bid Deposits** – After registering through the Real Auction website, bidders must deposit with the Galveston County Sheriff an amount equal to at least five percent (5%) of the total amount of their bids (the aggregate of all bids on all properties). Bid deposits can be processed by wire transfer or ACH through the Real Auction website at least ten (10) days prior to the sale date.

**Winning Bids** – Winning bidders will be contacted on the day of the sale by Real Auction staff members with specific instructions to complete the sale. Winning bid amounts can be delivered by wire transfer through the Real Auction website, or by cash or cashier's check to the Galveston County Sheriff's Office by 4:00 PM on the day of the sale. If you are the winning bidder, you must furnish the Galveston County Sheriff's Office with a Certificate of Eligibility in order for the Sheriff's Deed to be recorded in the county deed records. A Certificate of Eligibility may be obtained by seeing a Property Tax Specialist in the Galveston County Tax Office or by completing a form and following the instructions at Pages – Sheriff Sale Info ([galvestoncountytexas.gov](http://galvestoncountytexas.gov)).

Winning bids can be delivered to the Sheriff's Office between the hours of 1:00 PM and 4:00 PM on the same day of the sale. To do so, please contact:

**Rebecca Galloway**

Galveston County Sheriff's Office  
601 54<sup>th</sup> Street Ste. 1114  
Galveston, Texas 77551  
(409) 766-2312

**Peter M. Sifuentes, Captain**

Galveston County Sheriff's Office  
(409) 766-2401

For Information or questions pertaining to online bid deposits, refunds, please contact:

**Kay Vickery**

601 54th Street  
Galveston, Texas 77551  
(409) 770-5863

Bidders are encouraged to do the appropriate diligence prior to the sheriff's sale. There may be existing taxes outside of the taxes due at the sale, which will be the responsibility of the purchaser at sheriff's sale.

**Failure to Comply** – Winning bidders that fail to pay the balance of their winning bid will forfeit their bid deposit. Bidders that show a pattern of failure to complete their winning bids may also be subject to additional sanctions as allowed by law.

**EXECUTION SALES**

Execution sales conducted by the Galveston County Sheriff or Constable will take place at or immediately adjacent to the West entrance of the Galveston County Courthouse, located at 722 Moody in Galveston, Galveston County, Texas, said execution sales commencing at 10:00 AM or as immediately soon thereafter as practicable. Execution sales will be live auctions, not through the online platform.

**Bidder Registration** - Bidders for execution sales must register on the day of the sale immediately prior to the sale, which begins on or about 10:00 AM. There is no pre-registration available. Bidders must present a valid, picture identification and provide a telephone number at which they can be reached. Bidder registration is closed once the sheriff or constable begins the sales.

**Winning Bids** - Winning bidders must come to the Galveston County Sheriff's Office no later than 3:45 PM on the day of the sale and PAY IN FULL the amount of their winning bid. The Galveston County Sheriff accepts, cash, cashier's checks or money orders as the medium of payment. NO PERSONAL OR COMPANY CHECKS ARE ACCEPTED.

In addition to the winning bid amount, winning bidders must deliver to the Sheriff's Office a check or money order payable to 'Galveston County Clerk' in the amount of \$30.00 for the recording fee for the Sheriff's Deed. Winning bidders must deliver their payments to Rebecca Galloway as noted above. If the winning bidder does not deliver the funds by 3:45 PM on the date of the sale, then their bid is forfeited and the Sheriff's Office will resell the property again at 4:00 PM. If there is no bidder at the second execution sale, then the property is struck off to the plaintiff in execution.

**Failure to Comply** – Bidders who fail to complete the sale and pay the winning bid amount may be subject to the following sanctions: TEXAS RULE OF CIVIL PROCEDURE RULE 652 – PURCHASER FAILING TO COMPLY

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.

**BIDDING ETIQUETTE** – Once the auction commences, please observe the following rules:

- Please silence all cell phones and electronic devices
- Please speak up and clearly announce your bid amount. The officer conducting the sale does not recognize hand signals.
- Please minimize conversations and other distractions during the sale.
- While the sales are taking place, please do not approach the officer conducting the sale or staff members.

\*A CRITICAL NOTE TO ALL BIDDERS – PLEASE DO YOUR RESEARCH BEFORE BIDDING AT A TAX FORECLOSURE SALE/RESALE OR EXECUTION SALE. THIS IS A LEGAL PROCEEDING WITH LEGAL CONSEQUENCES. PLEASE USE THE APPROPRIATE AMOUNT OF DILIGENCE IN RESEARCHING THESE SALES AND PROPERTIES PRIOR TO BIDDING. PROPERTIES SOLD AT SHERIFF SALE/RESALE OR EXECUTION SALES ARE SOLD WITHOUT WARRANTY OR REPRESENTATION AS TO TITLE, CONDITION, OR USE OF THE PROPERTY. TITLE INSURANCE IS NOT PROVIDED.