

TAX SALE TAX SALE TAX SALE TAX SALE TAX SALE

Delinquent Tax Sale Properties Offered

Tuesday, August 3, 2010

10:00 A.M.

San Jacinto County

Courthouse Door, Coldspring, Texas

Please Read Before Attending the Sale

Purchasing Instructions for Constable's Tax Sale

Pursuant to Section 34.014 of the Texas Property Tax Code, an officer may not execute a tax sale deed in the name of or deliver to any person other than the person who was a successful bidder. Before receiving a constable's tax deed, the successful purchaser must exhibit to the officer an unexpired written statement issued by the tax-assessor collector of the county in which the sale is conducted showing that:

- (1) there are no delinquent taxes owed by the person to that county; and
- (2) for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.

In San Jacinto, bidders will register on the morning of the tax sale prior to the 10:00 a.m. commencement time. Bidders will be required to present a photo i.d. to register and will receive a bidder number card. Successful bidders will tender winning bid amounts and any additional "subject to" tax amounts no later than 3:00 P.M. August 3rd to allow time for processing after the completion of the sale, payable by cash, check or money order.

To obtain a written statement of "no taxes due" from the tax assessor-collector following the sale, winning bidders will submit a signed notarized application (available online here or the tax office) along with \$10 processing fee payable in cash or money order. A notary will be available. The statement must be issued in the name of the requestor/bidder, bear the requestor's/bidder's name, include the dates of issuance and expiration, and be eligible for recording under Section 12.001(b), Property Code. A statement expires on the 90th day after the date of issuance. Upon approval of the application, a constable's deed will be executed in the name of the successful bidder (requestor) and recorded in the land records of the County Clerk. The Clerk will forward the original recorded deed to the purchaser.

If within six (6) months of the date of sale, the successful bidder does not exhibit to the officer who conducted the sale an unexpired statement, the officer shall provide a copy of the officer's return to the county assessor-collector for each county in which the real property is located. The county assessor-collector shall file the copy with the county clerk of the county in which the assessor-collector serves. The county clerk shall record the return and shall index and cross index the return in the name of the successful bidder at the auction and each former owner of the property.

The limitations period for the former owner's right of redemption does not begin until the date on which the purchaser's deed is filed of record. A delay in providing the requisite statement may extend the owner's right of redemption.

A person who knowingly violates the requirements of Section 34.015 of the Texas Property Tax Code commits an offense that is a Class B misdemeanor. A winning bidder who fails to tender the required sale amounts is liable to pay the plaintiff in execution twenty (20) per cent (%) on the value of the property bid off under TRCP 652.

Property information plats and maps (where available), are offered for viewing on the Tax Sale Webpage at pbfcm.com 2-3 weeks prior to the day of sale. Photos of acreage and lots, if available are vicinity shots only. Exact location may require a survey for identification and research of the County Clerk Deed Records. Characteristics of the property, including any structures, may no longer exist on the property on the day of the sale. (See "BUYER BEWARE" section.). Additional information may also be obtained by visiting the San Jacinto County Central Appraisal District property link at trueautomation.com. Deed information and legal descriptions will be listed in the Notice of Sale published in the July 8th, 15th and 22nd editions of the *San Jacinto News-Times*.

REQUEST FOR STATEMENT OF DELINQUENCY

Required Before Receiving Tax Sale Deed

CPRC Sec. 34.0445.

PERSONS ELIGIBLE TO PURCHASE REAL PROPERTY.

- a. An officer conducting a sale of real property under this subchapter may not execute or deliver a deed to the purchaser of the property unless the purchaser exhibits to the officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale is conducted has determined that:
 - 1. there are no delinquent ad valorem taxes owed by the person to that county; and
 - 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- b. An individual may not bid on or purchase the property in the name of any other individual. An officer conducting a sale under this subchapter may not execute a deed in the name of or deliver a deed to any person other than the person who was the successful bidder.
- c. The deed executed by the officer conducting the sale must name the successful bidder as the grantee and recite that the successful bidder exhibited to that officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale was conducted determined that:
 - 1. there are no delinquent ad valorem taxes owed by the person to that county; and
 - 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- d. If a deed contains the recital required by Subsection
 - 1. it is conclusively presumed that this section was complied with.
 - 2. A person who knowingly violates this section commits an offense. An offense under this subsection is a Class B misdemeanor.
 - 3. To the extent of a conflict between this section and any other law, this section controls.

The person making this request (this form) must sufficiently identify any property subject to taxation in the County that the person currently owns or formerly owned. This request must be sworn to and signed by the person requesting it and must provide a current address to which the tax office statement will be sent.

Violation of the State law is a criminal offense (Class B misdemeanor) and any sale conducted in violation of it shall be void. In addition, a person may be subject to a penalty of 20% of the market value of the property for failing to comply with the terms of the sale. (See Chapter 34, Sections 34.0445 & 34.015 of the Property Tax Code and Rule 652, Rules of Civil Procedure.)

Complete all of the information requested in the box below:

Name: _____ Address: _____
(Print name of Bidder/Purchaser) (Print Bidder/Purchaser Address)

City, State, Zip: _____ Telephone: (____) _____

"I, whose name and address appear above and whose signature appears below, swear that I have described, in the space(s) below, any property that I own, formerly owned or own a property interest in that is located in or subject to taxation by San Jacinto County.

(Indicate relevant account numbers or "None" if no current or former property is owned or formerly owned by the person named above and whose signature appears below)

Signature (Required)

BEFORE ME, the undersigned authority, on this the ____ day of _____, 200__, personally appeared the person named above, whose signature I witnessed, and swore under oath that the information provided above is true and correct to the best of his / her knowledge and belief and has read the attached Constable Tax Sale Instructions.

(seal) _____
Notary Public in and for the State of Texas

"I, Betty Davis, San Jacinto County Tax Assessor-Collector, have determined that there are are not delinquent property taxes owed to the County, and no delinquent taxes known or reported by the school districts or the municipalities with territory in San Jacinto County. The amount of taxes owed to the County is _____; amount owed to other school districts or municipalities is _____.

Date of Issuance: _____ Expires On: _____ (90 days from issuance)

Betty Davis, Tax Assessor/Collector

<u>Item</u>	<u>Cause No.</u>	<u>Brief Legal Description</u>	<u>Account No.</u>	<u>MOB</u>	<u>Subject to Yrs/Amt.</u>	<u>Value</u>
1.	D-5862-01	Lot 185, being 0.9183 ac., Cherry Creek Sub. #2	R86100	7,359	None	11,200
2.	PULLED					
3.	D-6734-04	House Only located on Parcel #0023-000-0190	R87999	2,116	05-09 962	47,700
4.	D-6896-05	Lot 557, Blk. 2, Sub 2, Sec. 3, Holiday Shores	R59273	1,051	06-09 4,432	58,480
5.	D-6922-05	0.18 ac. J.M. De La Garza, A-18	R41017	907	09 43	49,600
6.	PULLED					
7.	D-7147-06	Lots 53,54 & 55, Block 1, Timber Cove #1	R79346	1,780	None	24,880
8.	D-7162-06	2.81 acres, Christian Smith Survey, A-50	R89171	4,811	09 465	12,650
9.	D-7200-06	1.75 acres, ISAAC JONES Survey, A-23	R41844	7,552	09 1,053	36,280
10.	D-7326-06	Tract 1: Lot 395, Lakeside Village #2 Tract 2: Lot 394, Lakeside Village #2 Tract 3: Lot 393, Lakeside Village #2	R72786 R72785 R72784	1,484 1,484 1,359	09 89 09 89 09 89	3,520 3,520 3,530
11.	D-7238-06	Tract 1: 2.5 ac., Vital Flores Survey, A-14 Tract 2: 4.5 ac., Vital Flores Survey, A-14 Tract 3: 1 ac., Vital Flores Survey, A-14	R40818 R86910 R40864	2,005 3,430 1,368	09 345 09 621 09 188	11,250 20,250 6,000
12.	D-7265-06	Tract 1: Lot 16, Hickory Hills Tract 2: Lot 17, Hickory Hills	R57845 R57846	1,433 561	None 09 66	46,940 2,600
13.	D-7280-07	Being a House Only located on Parcel #0026-000-0030	R81880	4,316	09 451	17,960
14.	D-7285-07	Lots 173 & 174, Tanglewood Forest	R79056	3,112	08-09 1,478	16,030
15.	D-7290-07	Lot 70, Creekwood	R55720	3,871	09 116	4,600
16.	D-7307-07	5.6 acres, Vital Flores Survey, A-14	R86138	3,463	09 702	16,660
17.	D-7309-07	Being a House Only on Lot 67, Block 5, Cedar Valley #2	R81897	1,000	09 26	1,000
18.	D-7320-07	Tract 1: Lot 69, Block 6, Section 1, Foxes Run Tract 2: Lot 3, Hideway Hills	R57263 R58287	2,212 1,173	09 94 09 88	3,750 1,500
19.	PULLED					
20.	D-7326-07	Tract 1: Lot 90, Quail Creek Tract 2: Lot 91, Quail Creek	R76539 R76540	3,200 3,200	09 166 09 166	6,600 6,600
21.	D-7327-07	Lots 403 and 404, Section 2, Camilla Twin Harbors	R50257	4,384	09 756	28,120
22.	D-7328-07	Tract 1: Lot 1484, Section 4, Camilla Twin Harbors Tract 2: Lot 1485, Section 4, Camilla Twin Harbors Tract 3: Lot 1484A, Section 5, Camilla Twin Harbors Tract 4: Lot 1485A, Section 5, Camilla Twin Harbors	R51246 R51247 R51850 R51851	700 700 700 700	09 23 09 23 09 19 09 19	700 700 700 700
23.	D-7329-07	Lots 363-366, Section 2, Camilla Twin Harbors	R50219	3,381	09 121	19,650
24.	D-7334-07	Lot 14, Section 1, Carolina Creek Ranchettes	R53698	4,228	09 511	21,720

25.	D-7337-07	Lot 13, Hickory Oaks Estates	R57906	3,285	09	301	7,200
26.	D-7345-07	Lot 88, Tanglewood Forest	R78971	3,925	09	188	6,970
27.	D-7354-07	Lot 10, Lake Livingston Woods	R69104	2,320	09	59	2,320
28.	D-7362-07	Lot 69, Block 2, Section 1, Cedar Valley	R53984	3,498	09	188	5,230
29.	D-7364-07	Lot 159, Tanglewood Forest	R79042	1,260	09	34	1,260
30.	D-7366-07	1.695 acres, Isacc Jones Survey, A-23	R85133	3,610	09	298	10,170
31.	D-7371-07	Lot 52, Section 2, Hilzendager Hills	R58628	2,773	09	82	3,240
32.	PULLED						
33.	D-7383-07	Lot 18, Block 6, Section 2, Coldspring Terrace	R55409	2,867	09	115	3,230
34.	D-7418-07	2 acres, William M. Logan Survey	R370040	9,866	09	4,117	133,210
35.	D-7419-07	60 acres, Jeff Chambers Survey, A-7	R39943	2,713	08-09	6,582	55,090
36.	D-7443-07	3.08 acres, James Smith Survey, A-271	R48300	4,278	09	425	16,940
37.	D-7455-07	22.2 acres, WM Morris Survey, A-38	R43581	10,123	None		94,350
38.	D-7463-07	Tract 1: One acre, John S. Brown Survey, A-68 Tract 2: A house only located on Parcel 0068-000-0090	R45283 R88091	1,653 6,703	09 09	188 957	7,000 38,160
39.	D-7470-07	Lot 85, Old Langham Plantation, Section 3 Replat	R80880	4,334	08-09	472	12,540
40.	D-7483-07	Lot 32 & W ½ of Lot 31, Blk. 10, Sec.2 ,North Woods #2	R74411	3,224	09	94	3,750
41.	D-7487-07	Tract 78, Green Tree Estates	R57783	4,268	None		16,120
42.	D-7489-07	4.8384 acres, James Rankin Sr. Survey	R43682	7,355	09	1,544	54,170
43.	D-7491-07	Tract 1: Lot 1, Blk.6, Flowing Wells Tract 2: Lot 2, Blk.6, Flowing Wells	R56703 R56704	433 2,280	08-09 08-09	959 1,117	16,330 18,370
44.	D-7493-07	Tract 32 and 33, Old Langham Plantation, Sec. 3 Replat	R80827	6,109	09	883	29,850
45.	PULLED						
46.	D-7509-08	Tract 1: Lot 9, Blk.2, Waterwood Park Forest Village Tract 2: Lot 8, Blk.2, Waterwood Park Forest Village	R67487 R67486	1,500 1,680	None None		1,500 1,680
47.	D-7511-08	Lots 41 and 46 Regency Forest, Section 2	R76790	5,528	09	1,306	56,730
48.	D-7514-08	Tract 1: Lots 5 & 6, Oakridge #1 Tract 2: Lots 21 & 22, Oakridge #1	R74847 R74862	597 1,072	09 09	101 101	4,000 4,000
49.	D-7515-08	House only located at 2001 Alsobrooks Rd, Cleveland, TX	R86803	6,214	08-09	1,975	62,130
50.	D-7522-08	2 acres, Mary S. Rucker Survey, A-259	R48168	3,011	09	429	38,070
51.	D-7528-08	6.27 acres, J.D. Martinez League	R43154	4,491	09	786	28,220
52.	D-7531-08	Tract 2: 1.833 acres, William Hardin Survey, A-20 Tract 3: 3.56 acres, William Hardin Survey, A-20	R41553 R41654	958 2,086	None None		3,510 7,260
53.	D-7532-08	Tract 1: 2 acres, A-3, Berry Beasley Tract 2: 11 acres, A-137, Louise A. Gosse	R39539 R46445	495 6,645	None None		14,000 54,930

54.	D-7533-08	13.5 ac. and 6.5 ac., J.D. Martinez League No. 4	R43228	4,140	09	847	90,900
55.	D-7540-08	Lot 6, Blk. 13, Northwoods Section 3	R74461	1,815	09	63	2,500
56.	D-7542-08	Tract One: 0.1914 acre, Solomon Cole Survey, A-84 Tract Two: 0.1412 acre, Solomon Cole Survey, A-84	R80362 R80363	949 920	09 09	71 52	1,360 1,250
57.	D-7543-08	Tract 1: Lots 3 & 4, Blk. 27, Shepherd Townsite Tract 2: Lots 5 & 6, Blk. 27, City of Shepherd	R78000 R78001	1,577 6,603	09 09	269 2,106	6,000 60,700
58.	D-7553-08	1 acre, Jose Dolores Martinez Survey, A-32	R43067	2,753	09	188	7,000
59.	D-7555-08	East 70 ft. of Lot 10, Blk.2, Sherwood Forest Sec. 1	R78353	350	09	12	350
60.	D-7558-08	Lot 23, Blk.6, Whispering Pines Village of Waterwood, #2	R66660	2,620	09	108	2,620
61.	D-7559-08	House Only located on Parcel 0014-000-3730	R81808	1,983	08-09	1,365	10,920
62.	D-7565-08	Lots 7, 8, & 9, Cape Royale, Kings Ridge Sec. 1, Blk. 3	R52844,45,46	2,201	09	311	8,830
63.	D-7568-08	Lot 19, Blk. 3, Point Lookout Estates, Sec. 1	R75739	1,531	None		1,880
64.	D-7569-08	Lot 1230, Section IV, Camilla Twin Harbors	R51007	900	09	23	900
65.	D-7573-08	Lot 233, Blk. 34, Holiday Shores Sec.2, No. Three	R59762	1,166	09	112	2,410
66.	D-7580-08	0.25 ac., McNeil Survey, A-218	R47719	5,495	09	910	35,770
67.	D-7581-08	Tract 1: Lot 92, Old Langham Plantation, Sec. 2 Replat 2 Tract 2: Lot 93, Old Langham Plantation, Sec. 2 Replat 2	R80790 R80791	1,422 14,514	None None		19,650 74,510
68.	D-7582-08	Lot 2, Block 900, Betsy Johnson	R92198 (R49424)	2,500	None		2,500
69.	PULLED						
70.	D-7602-08	Lots 16 & 17, Blk. 7, Cape Royale, Royale Greens Sec.	R52676	12,919	None		87,640
71.	PULLED						
72.	D-7607-08	Lot 13, Blk. 6, Cape Royale, Forest Cove Sec.	R52143	1,916	None		2,240
73.	PULLED						
74.	D-7611-08	Lot 32, Blk.3, Cape Royale, Pine Harbour Sec.	R52225	2,421	09	83	2,470
75.	D-7612-08	Lot 11, Blk. 3, Kings Ridge #2, Cape Royale	R52966	2,706	None		4,440
76.	D-7613-08	Lot 15, Blk.3, Pine Harbour Section of Cape Royale	R52208	2,420	09	81	2,420
77.	D-7615-08	Lot 15, Blk. 1, Cape Royale, Royale Greens Section	R52421	2,330	None		3,450
78.	D-7618-08	Lot 106, Blk. 6, Cape Royale, Pine Harbour Section	R52366	2,506	09	109	3,250
79.	D-7619-08	Tr.1: Lot 53, Blk.4, Cape Royale, Imperial Estates Section Tr.2: Lot 13, Blk.1, Cape Royale, Royale Greens Section Tr.3: Lot 15, Blk.4, Cape Royale, Imperial Estates Section	R53285 R52419 R53248	1,634 1,148 1,032	09 09 09	366 128 363	4,210 2,890 4,170
80.	D-7621-08	Tr.1: Lot 4, Blk.3, Cape Royale Imperial Point Section Tr.2: Lot 5, Blk.3, Cape Royale Imperial Point Section	R53494 R53495	1,354 1,402	None None		3,300 3,580
81.	D-7623-08	Tr.1: Lot 38, Blk.6, Cape Royale, Royale Greens Tr.2: Lot 21, Blk.4, Cape Royale, Imperial Estates	R52651 R53254	586 586	09 09	130 213	3,880 6,370
82.	D-7626-08	Tr.1: Lot 271, Lake Run a Muck Estates #5 Tr.2: Lot 269, Lake Run a Muck Estates #5	R70116 R70114	1,036 1,561	09 09	34 58	1,130 1,930

83.	D-7628-08	Tr.1: Lot 5, Blk.4, Forest Cove Section, Cape Royale Tr.2: Lot 4, Blk.5, Forest Cove Section, Cape Royale	R52122 R52126	1,512 1,111	09 28 09 20	3,310 2,340
84.	D-7632-08	Tr.1: Lot 14, Southwind Sec. 2 Tr.2: Lot 13, Southwind Sec. 2	R87492 R87491	1,159 1,159	09 271 09 271	7,000 7,000
85.	D-7635-08	1.234 acres, William H. White Survey, A-311	R48630	12,992	None	129,660
86.	D-7638-08	Lot 16, Blk. 7, Waterwood Country Club Estates #1	R60661	2,483	09 272	7,440
87.	D-7643-08	0.2436 ac., M.D. Anderson Survey, A-371	R64641	1,249	09 72	2,310
88.	D-7649-08	Lot 42, Block 1, Cape Royale, Royale Greens Section	R52448	1,658	09 127	3,780
89.	D-7651-08	Tr.1: Lot 199, Lake Run a Muck Estates #9 Tr.2: Lot 197, Lake Run a Muck Estates #9	R71310 R71308	450 450	09 14 09 14	450 450
90.	D-7653-08	Lot 50, Blk.5, Cape Royale, Royale Greens Section	R52564	2,323	09 102	3,040
91.	D-7660-08	Tr.1: North end tract of Lot 19, Town & Country, Sec. 2 Tr.2: 25.811 acres, John Davis Survey, A-98	R87584 R45640	869 220	None 09 10	95,720 220
92.	D-7662-08	Lot 5, Block 1, Cape Royale, King Ridge Section #1	R52716	1,955	None	2,400
93.	PULLED					
94.	D-7668-08	Tr.2: Lot 187, Lake Run a Muck #10 Tr.3: Lots 181,183 & 185, Lake Run a Muck #10 Tr.4: Lots 175,177 & 179, Lake Run a Muck #10 Tr.5: Lots 155,157,159 & 161, Lake Run a Muck #10 Tr.6: Lots 398-407, Lake Run a Muck #5	R95167 R71630 R71624 R71604 R70231	107 1,241 170 829 856	None	300 10,410 900 7,830 25,970
95.	D-7669-08	Lot 8, Block 7, Greentree Village of Waterwood Unit 11	R64669	1,109	09 80	2,700
96.	D-7672-08	Tr.1: Lots 1 & 2, Blk. 7, Flowing Wells, Sec.4 Tr.2: Lots 52-55, Blk.1, Flowing Wells, Sec.1	R56938 R56628	531 458	09 3,518 09 377	94,700 12,520
97.	D-7677-08	Lots 53,53 and 54, Palmetto Point	R75365	1,702	None	17,980
98.	D-7678-08	Tr.1: Lot 7, Block 6, Cape Royale, Royale Greens Section Tr.2: Lot 16, Block 2, Riverview Terrace #1	R52621 R77156	1,749 230	None None	2,050 230
99.	D-7679-08	Tr.1: Lot 8, Blk. 3, Cape Royale, Kings Ridge II Tr.2: Lot 563, Section 3, Holiday Shores 2 Tr.3: Lot 309, Blk. 38, Holiday Shores 3	R52963 R52979 R59869	1,687 697 1,150	None	3,650 1,320 3,800
100.	D-7680-08	Lot 18 & SW 45 feet of Lot 17, Rollingwood	R77760	1,838	09 143	5,680
101.	D-7681-08	Tr.1: Lot 197, Blk. 32, Sec.2, Holiday Shores 3 Tr.2: One acre, Berry Beasley Survey, A-3	R59749 R39398	1,226 750	None 09 188	3,110 6,000
102.	D-7695-08	Surface only, Lot 111, Blk.2, Sec. 2, Cedar Valley	R54432	530	09 16	530
103.	D-7697-08	Lot 21 of Dove Creek	R56193	2,521	09 700	40,160
104.	D-7702-08	Lot 41, Block 10, Flowing Wells, Sec. 1	R56827	1,080	09 33	1,080
105.	D-7703-08	Lots 548 & 549, Camilla Twin Harbors, Sec. II	R50384	1,372	09 38	1,400
106.	D-7729-08	1 acre, J.S. Collard Survey, A-9	R39987	1,350	09 600	50,900
107.	D-7730-09	16 acres, James Rankin, Sr. Survey, A-39	R43697	10,121	08-09 4,852	231,610
108.	D-7737-09	22.19 acres, J.W. Smith Survey, A-289	R48434	3,924	09 1,669	51,040

109.	D-7738-09	Tr.1: Lot 70, Wild Bird Country	R79826	548	09	37	1,370	
		Tr.2: Lot 69, Wild Bird Country	R79825	548	09	37		1,370
		Tr.3: Lot 68, Wild Bird Country	R79824	464	09	31		1,130
		Tr.4: Lot 14, Wild Bird Country	R79772	357	09	23		830
		Tr.5: Lot 77, Timber Cove	R79369	408	09	46		1,500
		Tr.6: Lot 59, Holiday Woods	R60171	743	09	43		1,580
		Tr.15: Lot 71, Hideaway Hills	R58355	447	09	88		1,500
		Tr.17: Lot 41, Hideaway Hills	R58325	447	09	88		1,500
		Tr.18: Lot 26, Hideaway Hills	R58310	447	09	88		1,500
		Tr.19: Lot 23, Hideaway Hills	R58307	447	09	88		1,500
		Tr.20: Lot 14, Foxes Run, Sec. 2	R57291	840	09	63		2,500
		Tr.21: Lot 71, Foxes Run, Sec. 1	R57265	912	09	94		3,750
Tr.22: Lot 165, Dam Site Villages	R55894	535	09	36	1,340			
110.	D-7741-09	Tr.1: 11.389 acres, JW Lutz Survey, A-443 Tr.2: 10 acres, JW Lutz Survey, A-443	R93314 R93313	1,541 1,480	09 09	1,540 1,503	51,230 50,000	
111.	PULLED							
112.	D-7752-09	Tr.1: 11.67 ac., Henry W. Fairley, A-113 Tr.2: 1.65 ac., Henry W. Fairley League, A-113	R45701 R45703	2,748 1,528	09 08-09	1,910 546	78,340 11,550	
113.	D-7753-09	Tr.1: Lot 66, Regency Forest #2 Tr.2: Lot 65, Regency Forest #2	R76807 R76806	4,962 412	09 09	1,564 61	52,010 2,000	
114.	D-7755-09	Lots 13-18, Lake Run a Muck, Sec. 1	R69249	4,557	09	909	28,420	
115.	D-7762-09	Lot 31, Block 22, Holiday Shores Sub III, Sec.1	R59571	4,144	09	1,170	46,660	
116.	D-7763-09	Lot 2, Block 4, Lake Waterwheel Estates	R73609	2,080	None		2,080	
117.	PULLED							
118.	D-7766-09	Surface Only, Tracts 26 & 27 Rolling Hills	R77573	4,277	09	1,296	37,840	
119.	D-7775-09	9.866 acres, John Foster Survey, A-115	R45883	4,805	09	1,237	49,330	
120.	D-7777-09	Lot 66, Riverwood Village	R77377	5,917	09	1,886	75,240	
121.	D-7779-09	Lot 6, Block 1, Sherwood Forest, Sec. 2	R78440	750	09	23	750	
122.	D-7786-09	Lots 236-239, Lake Run a Muck #1	R69422	4,762	None		30,660	
123.	D-7787-09	Tr.1: Lot 11, Blk. 3, Flowing Wells, Sec. 1	R56910	533	09	33	1,090	
		Tr.2: Lot 10, Blk. 3, Flowing Wells, Sec. 1	R56909	2,760	09	409	13,600	
		Tr.3: Lot 9, Blk. 3, Flowing Wells, Sec. 1	R56908	400	09	13	400	
124.	D-7790-09	Tr.1: Lot 47, Blk.3, Wildwood Estates	R80070	1,838	09	501	16,640	
		Tr.2: Lot 15, Blk.3, Wildwood Estates	R80039	773	09	91	3,000	
		Tr.3: Lot 14, Blk.3, Wildwood Estates	R80038	773	09	91	3,000	
125.	D-7795-09	Tract 8, Southwind, Sec.1, Wilson & Jefferson Sur.A-362	R86955	2,939	09	347	11,980	
126.	D-7800-09	Tr.1: Lot 56, Blk. 8, Waterwood Park Forest Village	R67646	630	None		630	
		Tr.2: Lot 66, Blk. 8, Waterwood Park Forest Village	R67656	1,564			1,750	
127.	D-7813-09	Lot 13, Block 7, Waterwood Lakeview Estates	R68480	3,119	09	343	9,370	
128.	D-7818-09	Lot 12, Block 2, Waterwood Lakeview Estates	R68325	3,596	None		7,960	
129.	D-7829-09	Tr.1: Lot 147, Wild Bird Country	R79902	398	None		1,370	
		Tr.2: Lot 106, Wild Bird Country	R79861	382			1,280	
		Tr.3: Lot 100, Wild Bird Country	R79855	427			1,510	
		Tr.4: Lot 99, Wild Bird Country	R79854 R53785	411			1,430 2,250	

		Tr.5: Lot Reserve, Cedar Lake Estates Tr.6: Lot 45, Cedar Lake Estates Tr.7: Lot 44, Cedar Lake Estates Tr.8: Lot 34, Cedar Lake Estates	R53778 R53777 R53767	461 461 461 461		2,250 2,250 2,250
130.	D-7834-09	Lot 755, Block 1, Holiday Shores Sub 4	R60021	2,500	None	2,500
131.	D-7837-09	Lots 72 and 73, Creekwood Addition, 5.47 ac.	R55722	3,098	None	10,940
132.	PULLED					
133.	D-7842-09	Lots 383-346, Camilla Twin Harbors, Section 2	R50236	2,882	None	3,000
134.	D-7845-09	Lot 38, Southwind Section II, Jefferson Survey, A-362	R87516	3,354	09 569	18,920
135.	D-7846-09	Lot 29, Block 2, Hidden Coves Section 1	R58046	2,286	None	2,640
136.	D-7847-09	Lot 16, Hilzendager Hills, Section 1	R58593	2,229	None	4,100
137.	D-7849-09	Tr.1: Lot 26, Blk.5, Unit I, Waterwood Country Club Est. Tr.2: Lot 25, Blk.5, Unit I, Waterwood Country Club Est. Tr.3: Lot 8, Blk.5, Unit I, Waterwood Country Club Est. Tr.4: Lot 2, Blk.3, Bay Hill, Waterwood	R60620 R60619 R60602 R60413	1,184 1,168 2,428 2,496	None	3,990 3,890 7,390 8,360
138.	D-7854-09	Tr.1: Lot 136, Wild Bird Country Tr.2: Lot 135, Wild Bird Country Tr.3: Lot 491, Blk.4, Section 2, Holiday Shores 2 Tr.4: Lot 490, Blk.4, Section 2, Holiday Shores 2	R79891 R79890 R59208 R59207	810 832 668 668	None	1,340 1,400 1,960 1,960
139.	D-7855-09	Tr.1: Lot 199, Block 32, Section 2, Holiday Shores III Tr.2: Lot 198, Block 32, Section 2, Holiday Shores III	R59751 R59750	1,499 1,533	None	4,210 4,660
140.	D-7856-09	Lot 7, Hunter Hill	R68862	2,479	None	2,630
141.	D-7857-09	Lot 314, Block 38, Holiday Shores III, Section 4	R59874	2,745	None	7,350
142.	D-7862-09	Tr.1: 2.34 acres, David Beers Survey, A-4 Tr.2: 2.34 acres, David Beers Survey, A-4	R89107 R89106	2,961 1,254	None	15,240 15,240
143.	D-7869-09	Tr.1: 1 acre, J.C. Cleveland Survey, A-395 Tr.2: 35.825 acres, J.C. Cleveland Survey, A-395 Tr.3: 1.175 acres, Sam Dunham, J.C. Cleveland, A-395	R49042 R49040 R87629	3,620 3,292 820	None	60,830 179,430 819
144.	D-7870-09	Lot 23, Mill Creek Addition	R74040	1,470	None	2,400
145.	D-7872-09	Tract 45, Oakwood Village	R75033	2,082	None	18,020
146.	D-7875-09	Undivided 25% in 40 acres, Berry Beasley Survey, A-3	R401299 (R39444)	5,555	None	42,500
147.	D-7876-09	1 acre, R. Kilgore Survey, A-193	R86048	3,255	None	11,000
148.	D-7886-09	Lot 6, Block 3, Hidden Cove #1	R58145	1,632	None	2,600
149.	D-7895-09	Lot 116, Section D, Holiday Villages of Livingston	R90367	2,023	None	5,920
150.	D-7897-09	Lot 1019, Section 4, Camilla Twin Harbors	R50817	765	None	900
151.	D-7898-09	Tr.1: Lot 30 & E ½ of Lot 31, Blk. 10, North Woods, Sec.2 Tr.2: Lot 8, Blk.10, North Woods, Sec.2 Tr.3: Lot 462, Blk.3, Holiday Shores, Sec.2	R74410 R74389 R59179	929 723 551	None	3,750 2,500 1,910
152.	D-7916-09	Lot 1, Block 5, Bay Hill of Waterwood	R60468	1,152	None	4,670
153.	D-7932-09	Tr.1: Lot 7, Blk.6, Northwoods #1 Tr.2: Lot 6, Blk.6, Northwoods #1	R74326 R74325	5,105 805	None	41,160 4,290

154.	D-7940-09	Lot 76, Block 1, Cedar Valley #2	R54222	<i>1,021</i>	None	1,200
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[Click Here](#) For More Details

Terms and Conditions of Tax Auction Sales

Please Read Before You Purchase Property!!

“A” in the legal description refers to the abstract or survey in the County in which the acreage is located.

ACCOUNT NUMBER is the unique number used for property identification by the taxing authority.

ACREAGE amounts in descriptions are “more or less”.

BLK is an abbreviation for “Block” in a platted subdivision in San Jacinto County.

BRIEF LEGAL DESCRIPTION is a short reference to the full legal description found in the Judgment and in the Notice of Sale published in the *San Jacinto News Times* July 8th, 15th & 22nd, 2010.^{editions}.

CAUSE NUMBER is the identification of the lawsuit in the District Clerk’s office under which property is being offered for sale.

CAVEAT EMPTOR is a Latin phrase meaning “*Buyer Beware*” It applies to tax sale properties because there is no warranty of title or any other guaranty for tax sale property. Buyers, investigate before purchase!

DEED FILING The Tax Deed is filed and mailed to the Purchaser. The cost of the deed filing is included in the “MOB”. The date of the deed filing begins the limitation period of redemption. (See “Redemption”)

FLOOD PLAIN *Some* areas, including Camilla Twin Harbors and Cedar Valley, may be subject to Flood Plain Administration, restricting its use and/or development.

ITEM All cause numbers are numbered sequentially in the order in which they will be offered at auction.

MOB The Minimum Opening Bid for all first sale properties is subject to change. No lower bid may be accepted for first sale properties. The MOB does not include post judgment taxes which must be paid by the winning bidder in addition to the amount bid.

NOTICE OF SALE is the official notice that includes a description of each property with the District Court’s, Cause number and the struck date, if any. The Notice is published in the *San Jacinto News Times* on July 8th, 15th & 22nd, 2010.^{editions}.

REDEMPTION occurs when the defendant or prior owner pays the tax sale purchaser the winning bid amount, any additional taxes paid, plus 25% in first year or 50% in the second year. Redemption period is 6 months, or 2 years, if the property was designated as a homestead property or agricultural by the Appraisal District.

RESALES Tax sale property that failed to sell the first time and is being offered again to the highest bidder. The constable determines the sufficiency of all bids and may accept none if none are sufficient.

SUBJECT TO AMT is the amount for taxes that accrued after the foreclosure judgment and is secured by a tax lien. These taxes are not part of the MOB, but must be paid in addition, or a suit to foreclose may be filed against the purchaser.

TAX DEEDS convey the interest of the defendants in the lawsuit. If owners or lien holders are left out of the lawsuit, their interest is not extinguished. Deed records should be checked to identify all owners prior to the tax sale. Purchasers are encouraged to perform their own due diligence before bidding.

TAX FORECLOSURE The lawsuit filed under a cause number results in a judgment ordering the property to be sold at public auction to satisfy unpaid delinquent taxes and court costs. Properties sold to the highest bidder carry a severe penalty if default occurs.

UNDIVIDED INTEREST is a fractional ownership interest in real property. Full ownership is shared with other undivided interest owners and risks and responsibilities attend undivided interest ownership. See “Buyer Beware” section below.

USE AND POSSESSION of the property by the purchaser can occur 20 days after the deed is recorded. A Writ of Possession may be obtained from the Court if occupants remain after the 20 day period expires.

VALUE is the value of the property as found in the judgment (usually the appraised value), which limits the opening bid and may not reflect the current market value of the property

WRIT OF POSSESSION is an Order by the Court that allows the tax sale purchaser to take possession of the property if the prior owner remains in possession more than 20 days after the tax sale deed is filed of record.

BUYERS BEWARE!

The interest(s) of the named defendants in each lawsuit is being sold at auction. The property may have other owners or lien holders not named. Tax sale purchasers are responsible for determining any liabilities or claims that may exist against the property, such as property owner association liens. **There are no warranties, express or implied, including but not limited to, warranties of merchantability and fitness for a particular purpose. You buy the property “as is”.** If you have legal questions, consult your own legal counsel. Characteristics of the property described in our marketing material may have changed by the day of the sale. Failure to honor a winning bid may result in a civil penalty.

Prepared by: Perdue, Brandon, Fielder, Collins & Mott, LLP, Phone: 512-302-0190

August 3, 2010 Tax Sale information

Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

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