

# PB | PERDUE BRANDON

ATTORNEYS AT LAW

**CHAMBERS COUNTY SALES FOR FEBRUARY 5, 2019**  
**LOCATION: 404 Washington Ave., Anahuac, TX 77514**  
**TIME: 10:00 A.M.**  
**Tax Sales Information\***

- 1) Tax foreclosure sales are conducted by the Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at a place designated by the commissioner's court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an "as is," "where is," and "buyer beware" sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) **STATE LAW** now restricts tax sales to those individuals who Request a Statement of Eligibility along with payment of a \$10 processing fee to the Chambers County Tax Assessor-Collector. You must fill out the Request. Mail or deliver it to Chambers County Tax office at, **P.O. Box 519, Anahuac, TX 77514** or come by the Tax Office at **405 S. Main St., Anahuac, TX 77514** with a \$10 money order.
- 5) Early application forms will ensure that you are eligible to bid on tax property. If you submit your form too late for the tax office to review its tax records prior to the sale date, or if you submit your Request without payment of the fee in cash or money order, **you may be prohibited from bidding on tax sale property.** Mail in your completed form **no less than 10 days prior to the sale** to ensure that you are eligible to bid on tax sale property. The \$10 processing fee must be paid, or your Request cannot be processed by the Chambers County Tax Office.
- 6) Successful bidders may pay for their property by cash, cashier's checks or money orders. **NO CREDIT CARDS, PERSONAL OR COMPANY CHECKS ARE ACCEPTED.** If you only have cash, you will have up to one hour after the close of the sale to obtain a cashier's check.

**For more information regarding any sale listed below, please contact the Marie LaFleur, mailing address, 1235 North Loop West, Suite 600, Houston, Texas 77008, phone number, 713-862-1860 Ext. 6903, E-Mail Address [mlafleur@pbfc.com](mailto:mlafleur@pbfc.com) .**

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Tuesday, January 15, 2019



# *Chambers County Tax Office*

**Denise Hutter, PCC**  
*Tax Assessor-Collector*

Chambers County Tax Office  
405 S. Main St.,  
Anahuac, TX 77514  
(Mailing Address P.O. Box 519, Anahuac, TX 77514) **\$10.00 Fee**

## **NOTICE** **CONCERNING PROPERTY TAX FORECLOSURE SALES**

In order to be eligible to purchase property at a tax sale conducted in Chambers County, you must comply with Texas Property Tax Code Sections

34.011 and 34.015. In summary, these sections require the following:

1. You must complete and have NOTARIZED a request for taxes due from the Chambers County Tax Assessor-Collector's office. This form can be obtained from the Chambers County Tax Office or on-line at:

[www.co.chambers.tx.us/page/tax\\_assessor/](http://www.co.chambers.tx.us/page/tax_assessor/)

Based on your request, you will be issued a statement of TAX DUE or a statement of NO TAX DUE signed by the Tax Assessor-Collector. **To be eligible to bid in the Constable's Sale, a statement of NO TAX DUE must be submitted to the Officer conducting the sale prior to the beginning of the sale.**

2. An individual may not bid on or purchase property in the name of another individual without written authorization from that individual presented to the officer conducting the sale. The Officer conducting the sale 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.

**ANY PERSON WHO KNOWINGLY VIOLATES THIS SECTION OF THE LAW**  
**COMMIT'S A CLASS B MISDEMEANOR.**

**ALL REQUESTS FOR TAXES DUE MUST BE SUBMITTED AT LEAST 10**  
**DAYS PRIOR TO THE DATE OF THE CONSTABLE'S SALE.**



# PERDUE BRANDON

ATTORNEYS AT LAW

	<b>Cause No:</b>		<b>Legal Description (Per Appraisal District):</b>			<b>Cad Account #</b>
	<b>District Court:</b>	<b>Style of Case:</b>	<b>Property Address (Per Appraisal District):</b>	<b>Adjudged Value:</b>	<b>Estimated Minimum:</b>	<b>Parcel</b>
	<b>Judgment Date:</b>					
1.	17DCV0124  253RD DISTRICT COURT  02-OCT-18	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. STEPHANIE PATRICK	TRACT 1: 16-73-4-10 KOCH S/D (AKA LT 73)  1523 CAMPBELL RD WINNIE TX 77665	\$55,550.00	<b>\$7,849.82</b>	36500-00016-07300-000410  3786
2.	17DCV0363  253RD DISTRICT COURT  02-OCT-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. JOHN OREN CHURCHILL	TRACT 1: 52 TR 28-1 F BANLEY  ANAHUAC, TX 77514	\$6,170.00	<b>\$6,170.00 (VALUE)</b>  <b>(\$2,404.14)</b>	00052-02800-00100-190001  2758
3.	17DCV0363  253RD DISTRICT COURT  02-OCT-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. JOHN OREN CHURCHILL	TRACT 2: 311 TR 26-1 A WEAVER  HWY 61 HANKAMER, TX 77514	\$27,540.00	<b>\$15,383.99</b>  <b>(\$9,276.23)</b>	00311-02600-00100-040001  2760
4.	17DCV0363  253RD DISTRICT COURT  02-OCT-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. JOHN OREN CHURCHILL	TRACT 3: 197 TR 4-7 N MORSE & 197 TR 4-6 N MORSE  FM 2041 ANAHUAC, TX 77514	\$48,110.00  (COMBINED)	<b>\$24,749.12</b>  <b>(\$18,641.36)</b>	00197-00400-00700-120001, 00197-00400-00600-120001  20392, 20397

5.	17DCV0363  253RD DISTRICT COURT  02-OCT-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. JOHN OREN CHURCHILL	TRACT 4:  FINLEY RESOURC/HANKAMER, SE. (AB 311 /WEAVER ANDREW SUR WILCOX GROVER C W NO. 3 3 REAL  (MINERAL ACCOUNT)	\$3,683.00	<b>\$3683.00 (VALUE)</b>  <b>(\$1,031.78)</b>	020359-000-R-711760  918961
6.	17DCV0371  344TH DISTRICT COURT  02-OCT-18	BARBERS HILL INDEPENDENT SCHOOL DISTRICT vs. KENNETH ONEAL WILBURN	TRACTS 1 & 3:  168 TR 13-1 J LAWRENCE SUR 1/2 OF 1/3 UND. INT.  168 TR 13-2 J LAWRENCE SUR 1/3 OF 1/2 UND INT  COVE TX	\$14,820.00  (COMBINED)	<b>\$14,820.00 (VALUE)</b>  <b>(\$14,820.00)</b>	00168-01300-00100-200001, 00168-01300-00200-200001  18546, 18556
7.	17DCV0371  344TH DISTRICT COURT  02-OCT-18	BARBERS HILL INDEPENDENT SCHOOL DISTRICT vs. KENNETH ONEAL WILBURN	TRACT 2:  168 TR 17-3 J LAWRENCE SUR 1/2 UND. INT  COVE TX	\$4,210.00	<b>\$4,210.00 (VALUE)</b>  <b>(\$4,210.00)</b>	00168-01700-00300-190001  18547
8.	17DCV0372  344TH DISTRICT COURT  02-OCT-18	BARBERS HILL INDEPENDENT SCHOOL DISTRICT vs. CONNIE GRUBAUGH	TRACTS 1 & 3:  168 TR 13-3-1 J LAWRENCE SUR 1/2 UND INT  168 TR 13-5 J LAWRENCE 1/4 U/I  COVE TX	\$15,320.00  (COMBINED)	<b>\$15,320.00 (VALUE)</b>  <b>(\$15,320.00)</b>	00168-01300-00300-200100, 00168-01300-00500-200001  11161, 23519
9.	17DCV0372  344TH DISTRICT COURT  02-OCT-18	BARBERS HILL INDEPENDENT SCHOOL DISTRICT vs. CONNIE GRUBAUGH	TRACT 2:  168 TR 14-8-1 J LAWRENCE 1/2 UND INT IN 33.71 ACRES  COVE TX	\$4,210.00	<b>\$4,210.00 (VALUE)</b>  <b>(\$4,210.00)</b>	00168-01400-00800-200100  11162

10.	CV21911  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. COOPER, GORDON R.	TRACTS 9 & 11: 7 TR 27-0 S BURNEY 7 TR 27-3 S BURNEY 1/40 UND INT IN 135 AC P  FM 563 WALLISVILLE TX 77597	\$104,790.00 (COMBINED)	<b>\$104,790.00 (VALUE)</b>  <b>(\$104,790.00)</b>	00007-02700-00000-120001, 00007-02700-00300-120001  3160, 8856
11.	CV21911  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. COOPER, GORDON R.	TRACTS 2 & 8: 171 TR 11A-1 N D LABADIE UND INT 171 TR 11-1 N D LABADIE UND INT  FM 563 WALLISVILLE TX 77597	\$42,210.00 (COMBINED)	<b>\$42,210.00 (VALUE)</b>  <b>(\$37,693.86)</b>	00171-01101-00100-500001, 00171-01101-00100-500001  3163, 19380
12.	CV21911  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. COOPER, GORDON R.	TRACTS 1 & 7: 8 TR 23B-0 M A CARROLL 8 TR 23A-0 M A CARROLL  WALLISVILLE-LIBERTY RD. WALLISVILLE TX 77597	\$14,310.00 (COMBINED)	<b>\$14,310.00 (VALUE)</b>  <b>(\$14,310.00)</b>	00008-02302-00000-110001, 00008-02301-00000-110001  3159, 3163
13.	CV21911  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. COOPER, GORDON R.	TRACTS 3, 5 & 4: 305 TR 31-4 EHR WALLIS U/I 305 TR 31-2 EHR WALLIS U/I 305 TR 31-3 EHR WALLIS U/I  WALLISVILLE-LIBERTY WALLISVILLE TX 77597	\$11,070.00 (COMBINED)	<b>\$11,070.00 (VALUE)</b>  <b>(\$11,070.00)</b>	00305-03100-00400-110001, 00305-03100-00200-110001, 00305-03100-00300-110001  20387, 20386, 20388
14.	CV21911  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. COOPER, GORDON R.	TRACT 6: 305 TR 67-0-4 EHR WALLIS  JERRY RAYMOND WALLISVILLE TX 77597	\$24,540.00	<b>\$24,540.00 (VALUE)</b>  <b>(\$19,933.98)</b>	00305-06700-00000-110400  19382

15.	CV21911  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. COOPER, GORDON R.	TRACT 10: 305 TR 33D-0 EHR WALLIS  I-10 WALLISVILLE TX 77597	\$10,600.00	<b>\$10,600.00 (VALUE)</b>  <b>(\$9,809.02)</b>	00305-03304-00000-110001  3139
16.	CV28478  344TH DISTRICT COURT  17-JUL-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. MELVIN MAYES	TRACT 1: 183 TR 26-2 G MAYES U/I  EAGLE FERRY DOUBLE BAYOU TX	\$16,300.00	<b>\$16,300.00</b>	00183-02600-00200-330001  11001
17.	CV29499  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. KIRKWOOD, ISSAC EUGENE, ET AL	TRACT 1: 183 TR 39-2 G MAYES  EAGLE FERRY DOUBLE BAYOU TX	\$16,930.00	<b>\$12,251.12</b>	00183-03900-00200-330001  9487
18.	CV29671  344TH DISTRICT COURT  06-NOV-18	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. GINA PERAL LEDET-EVANS AKA GINA DAVIS	TRACT 1: BK 29 LT 3 AND WINNIE T/S E13 OF LT 4 GP TAX SERVICES  340 BROADWAY WINNIE TX 77665	\$23,170.00	<b>\$2,754.02</b>	67000-00014-02900-000300  18973
19.	CV29698  344TH DISTRICT COURT  05-MAY-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. PAMELA CHILDRESS RANDLE	TRACT 1: 39 TR 202-1 V BARROW  817 SPEIGHTS LOOP RD. HANKAMER TX 77560	\$17,230.00	<b>\$7,052.22</b>	00039-20200-00100-040001  21017

20.	CV29714  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. JOSEPH POPE, JR., ET, AL	TRACT 1:  421 TR 1-3 JACOB BRANCH U/I  JACKSON ANAHUAC TX 77514	\$1,030.00	<b>\$1,030.00 (VALUE)</b>  <b>(\$1,030.00)</b>	00421-00100-00300-260001  13280
21.	CV29714  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. JOSEPH POPE, JR., ET, AL	TRACT 2:  182 TR 7-3 A MAYES U/I  JACKSON DOUBLE BAYOU TX	\$3,650.00	<b>\$3,650.00 (VALUE)</b>  <b>(\$3,650.00)</b>	00182-00700-00300-260001  13279
22.	CV29730  253RD DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. J.T. JONES ET, AL	TRACT 1:  455 TR 2-3 A L MOSS SEC 66 UND INT  ANAHUAC TX 77514	\$10,800.00	<b>\$8,362.24</b>	00455-00200-00300-190001  20176
23.	CV29775  253RD DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. JACK DALE SMITH, ET AL	TRACT 1:  BK 1 LT 4 HIGHLAND S/D  628 COOK RD. WINNIE TX 77665	\$78,840.00	<b>\$16,295.41</b>	32000-00016-00100-000400  15000
24.	CV29806  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. SADIE WILLIAMS AKA SADIE KIRKWOOD, ET AL	TRACT 1:  39 TR 146B-0 V BARROW  415 SPEIGHTS LOOP RD. HANKAMER TX 77560	\$5,800.00	<b>\$5,800.00 (VALUE)</b>  <b>(\$5,800.00)</b>	00039-14602-00000-120001  18846

25.	CV29806  344TH DISTRICT COURT  06-NOV-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. SADIE WILLIAMS AKA SADIE KIRKWOOD, ET AL	TRACT 2:  33 1 G H FAHRING  1400A WORK ST ANAHUAC TX 77514	\$43,350.00	<b>\$5,771.12</b>  <b>(\$3,521.24)</b>	24000-00303-00100-003300  9483
26.	CV29884  253RD DISTRICT COURT  17-JUL-18	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. CARROLL THIBODEAUX	TRACT 1:  26-9B-2 KOCH S/D  KOCH RD + TX 77665	\$33,280.00	<b>\$33,051.92</b>	36500-00026-00902-000200  20372
27.	CV30017  253RD DISTRICT COURT  14-DEC-17	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. ALFRED, LOLITA	TRACT 1:  23 - 24 6 ANAHUAC T/S  1011 HAMILTON STREET ANAHUAC TX 77514	\$90,270.00	<b>\$14,457.92</b>	11000-00303-00600-002300  370
28.	CV30652  344TH DISTRICT COURT  17-JUL-18	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. REGINA A. WALKER, ET AL	TRACT 1:  276 20A-1 T AND N O SUR  STOWELL TX 77661	\$26,540.00	<b>\$7,783.10</b>	00276-02001-00100-160001  3187

**\* The number in parenthesis will be the starting bid amount, providing one of the previous Tracts under that same Cause number sells.**

**\*Astrid Indicates an estimated minimum bid.**



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CHAMBERS COUNTY APPRAISAL DISTRICT - [WWW.CHAMBERSCAD.ORG](http://WWW.CHAMBERSCAD.ORG)