



HARRIS COUNTY PCT. 4 SALES FOR APRIL 3, 2018

LOCATION: Bayou City Event Center

TIME: 10:00 AM

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the Sheriff or 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 Sheriff or 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) As required by the Texas Property Tax Code Section 34.011, IF ADOPTED IN THE COUNTY WHERE THE SALE IS BEING HELD, a bidder must register with the county Tax Assessor Collector in order to participate in the tax sale of delinquent real properties. This registration must be renewed annually. Contact the officer conducting the sale for more information about this requirement.
- 5) For more information regarding any sale listed below, please contact the PBFCM Houston office at (713) 862-1860 ext 3373 or email bhynson@pbfc.com.

Cause No:		Legal Description (Per Appraisal District):			Cad Account #
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Other Account
Judgment Date:					
2014-38159 164TH DISTRICT COURT 4-Dec-17	HUMBLE INDEPENDENT SCHOOL DISTRICT vs. RICHARD WAYNE CHEATHAM, A/K/A R. W. CHEATHAM, ET AL	LT 6 BLK 6 BELLEAU WOODS SEC 3 19823 LAKELANDE DR W, HUMBLE, TX 77338	\$7,896.00	<u>\$7,896.00</u>	1025930000006
2014-38726 157TH DISTRICT COURT 13-Nov-17	SPRING INDEPENDENT SCHOOL DISTRICT vs. FAHEY DENNY	LT 32 BLK 3 SPRINGRIDGE SEC 1 2431 SPRING DUSK DR, SPRING, TX 77373	\$80,537.00	<u>\$33,448.13</u>	1155690030032
201628537 333RD DISTRICT COURT 18-Apr-17 *** 2 ACCOUNTS BEING SOLD TOGETHER ***	SPRING INDEPENDENT SCHOOL DISTRICT vs. JUAN ERNESTO DELGADO, ET AL	<u>TRACT 1</u> LT 4 BLK 1 VILLAGES OF NORTHGATE CROSSING SEC 8 1127 WINDSOR CHASE LN, SPRING, TX 77373 <u>TRACT 2</u> LT 3 BLK 1 VILLAGES OF NORTHGATE CROSSING SEC 8 0 WINDSOR CHASE LN, SPRING, TX 77373	\$69,391.00	<u>\$12,657.82</u>	<u>TRACT 1:</u> 1220940010004 <u>TRACT 2:</u> 1220940010003
201672557 334TH DISTRICT COURT 6-Oct-17	HUMBLE INDEPENDENT SCHOOL DISTRICT vs. ANGELA CLASSEN	LT 2 BLK 48 FOREST COVE COUNTRY CLUB ESTATES SEC 4 1107 GOLDEN BEAR LN, HUMBLE, TX 77339	\$283,164.00	<u>\$11,281.17</u>	0990570000002
201679039 234TH DISTRICT COURT	HUMBLE INDEPENDENT SCHOOL DISTRICT vs. JEJELOWO OLUFISAYO	LT 3 BLK 4 GREENTREE VILLAGE SEC 6 3410 PARK SPRINGS LN, HUMBLE, TX 77345	\$298,120.00	<u>\$15,761.09</u>	1170240040003

11-Jul-17					
201712249 295TH DISTRICT COURT 28-Nov-17	HUMBLE INDEPENDENT SCHOOL DISTRICT vs. GAIL PITTMAN PERLEY, ET AL	LT 13 BLK 12 OLYMPIC VILLAGE WALDEN ON LAKE HOUSTON PH 2 0 SPRINTERS DR, HUMBLE, TX 77346	\$41,799.00	<u>\$7,917.00</u>	1152360120013
201719510 234TH DISTRICT COURT 14-Dec-17	SPRING INDEPENDENT SCHOOL DISTRICT vs. JANICE LOCKHART, ET AL	LT 15 BLK 1 REMINGTON RANCH SEC 4 623 KILEY DR, HOUSTON, TX 77073	\$129,732.00	<u>\$58,732.64</u>	1257930010015

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT WWW.HCAD.ORG.