



HARRIS COUNTY PCT. 4 SALES FOR APRIL 2, 2019

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 PBFCEM Houston office at (713) 862-1860 or jhynson@pbfcm.com.

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description (Per Appraisal District): Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
201519013 295TH DISTRICT COURT 13-Nov-18	SPRING INDEPENDENT SCHOOL DISTRICT vs. BETTER THAN NEW HOUSING, LLC, A FORFEITED TEXAS LIMITED LIABILITY CORPORATION	TRS 45 & 46 ABST 971 C W FRITZ (HT&BRR) ACRES:0.351 0 HENDERSON RD, SPRING, TX 77373	\$30,600.00	<u>\$14,885.92</u>	0460710010065
201704166 334TH DISTRICT COURT 17-May-18	KLEIN INDEPENDENT SCHOOL DISTRICT vs. JAYESH PATEL	LT 116 BLK 37 CYPRESSWOOD SEC 12 3639 CYPRESSDALE DR, SPRING, TX 77388	\$199,166.00	<u>\$9,874.68</u>	1147650370116
201802300 61ST DISTRICT COURT 4-Dec-18	HUMBLE INDEPENDENT SCHOOL DISTRICT vs. MARY KAY KACZMAREK	LT 39 BLK 1 KINGS CROSSING SEC 7 1154090010039 4227 VALLEY GLADE DR, HOUSTON, TX 77345	CANCELLED		
201815644 55TH DISTRICT COURT 31-Oct-18	HARRIS COUNTY MUNICIPAL UTILITY DISTRICT # 391 vs. MIRIAM VASQUEZ, ET AL	LT 26 BLK 3 VILLAGES OF CYPRESS LAKES SEC 11 19646 JACKSON BROOK WAY, CYPRESS, TX 77429	CANCELLED		

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. By using this table, the user is agreeing to the Terms of Use contained in this website. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal

or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. (“PBFCM”) **DOES NOT WARRANT** the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM.

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