



SAN JACINTO COUNTY TAX SALES FOR APRIL 2, 2019 10:00am
LOCATION: 1 State Hwy. 150 Coldspring, Texas 77331

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) After the sale, successful bidders must fill out a **Bidder Application form (\$10.00)** and make payment for their sale purchase to the **San Jacinto County Tax Office by 4:30 pm the day of sale.** (The Tax Office accepts all forms of payment)
- 5) For more information regarding any sale listed below, **please contact the Perdue Brandon Fielder Collins & Mott, LLP Conroe office at (936) 242-6815.**

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
D-7979-10 411TH DISTRICT COURT 18-Oct-12	SAN JACINTO COUNTY vs. CAROLYN C. RICHARDS AKA CAROLYN MOORE	BEING LOT 91, SANDY CREEK, SECTION 1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN #DOCUMENT 05-1883, PAGE 8105 OF THE DEED RECORDS OF SAN JACINTO, COUNTY, TEXAS. ACCOUNT No.R77881/8030-000-9100	\$33,630.00	\$6,856.57	R77881
D-7979-10 411TH DISTRICT COURT 18-Oct-12	SAN JACINTO COUNTY vs. CAROLYN C. RICHARDS AKA CAROLYN MOORE	BEING LOT 90, SANDY CREEK, SECTION 1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN #DOCUMENT 05-1883, PAGE 8105 OF THE DEED RECORDS OF SAN JACINTO, COUNTY, TEXAS. ACCOUNT No.R77880/8030-000-900	\$0.00	\$1,251.45	R77880
D-7979-10 411TH DISTRICT COURT 18-Oct-12	SAN JACINTO COUNTY vs. CAROLYN C. RICHARDS AKA CAROLYN MOORE	BEING LOT 89, SANDY CREEK, SECTION 1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN #DOCUMENT 05-1883, PAGE 8105 OF THE DEED RECORDS OF SAN JACINTO, COUNTY, TEXAS. ACCOUNT No.R77879/8030-000-8900.	\$32,120.00	\$6,462.65	R77879
D-8775-14 258TH DISTRICT COURT 25-Oct-18	SAN JACINTO COUNTY VS. PATRICIA A. LEE, ET AL	BEING 1.5 ACRES OF LAND, MORE OR LESS, OUT OF THE SAMUEL MCCOMBS SURVEY, A-26, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT #2012000557, OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$84,200.00	\$18,382.45	R42115
D-8828-14 258TH DISTRICT COURT 13-Sep-16	SAN JACINTO COUNTY vs. MECCA ENVIRONMENTAL INDUSTRIES, INC.	LOT 42, BLOCK 6, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 115, PAGE 265, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$1,910.00	\$742.57	R52655

<p>D-8835-15 258TH DISTRICT COURT 13-Sep-16</p>	<p>SAN JACINTO COUNTY vs. EDWIN EUGENE PLAIR</p>	<p>LOT 9, BLOCK 3 OF CAPE ROYALE, PINE HARBOUR SECTION, A SUBDIVISION, IN SAN JACINTO COUNTY, TEXAS AS SAID SUBDIVISION IDS DEPICTED UPON A PLAT THEREOF THAT IS RECORDED UNDER VOLUME 114, PAGE 385 OF THE DEED RECORDS OF SAN JACINTO COUNTY TEXAS AND THE PARTIAL REPLAT RECORDED IN VOLUME 59, PAGE 304 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY TEXAS, TO WHICH BOTH PLATS AND THEIR RECORDING REFERENCES ARE HEREBY MADE FOR ALL INTENTS AND PURPOSES.</p>	<p>\$2,320.00</p>	<p>\$1,566.21</p>	<p>R52202</p>
<p>D-8837-15 258TH DISTRICT COURT 28-Mar-18</p>	<p>SAN JACINTO COUNTY vs. GARY L. MCCOIN</p>	<p>LOT 2, BLOCK 2 OF CAPE ROYALE, IMPERIAL ESTATES SECTION, AN ADDITION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED BY MITCHELL RESORTS, INC., TO CAPE ROYALE PROPERTY OWNERS ASSOCIATION, INC. ON DECEMBER 1, 1997, AND RECORDED ON DECEMBER 1, 1997 IN DOCUMENT #5890, VOLUME 269, PAGE 102 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.</p>	<p>\$14,650.00</p>	<p>\$7,798.38</p>	<p>R53212</p>
<p>D-8975-15 258TH DISTRICT COURT 15-Dec-16</p>	<p>SAN JACINTO COUNTY vs. SCOTT CLINE, IN REM ONLY, ET AL</p>	<p>BEING LOT 11, BLOCK 4, WHISPERING PINES VILLAGE #2, WATERWOOD, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 262, PAGE 633, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.</p>	<p>\$3,250.00</p>	<p>\$1,453.45</p>	<p>R66516</p>
<p>D-8989-15 258TH DISTRICT COURT 26-Apr-17</p>	<p>SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF TOMMIE HARRISON, ET AL</p>	<p>BEING 1.0 ACRE OF LAND, MORE OR LESS, OUT OF THE DRURY MCGEE SURVEY, ABSTRACT 28, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 243, PAGE 115, DEED RECORDS, SAN JACINTO COUNTY, TEXAS. ACCT. #0028-000-1150</p>	<p>\$27,910.00</p>	<p>\$9,618.90</p>	<p>R42278</p>

D-9002-15 258TH DISTRICT COURT 26-Apr-17	SAN JACINTO COUNTY vs. MICHELLE ANN WEAVER	BEING LOTS 8 & 9, BLOCK 1, OF LAKE LIVINGSTON WOODS SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 287, PAGE 828, OFFICIAL RECORDS, SAN JACINTO, TEXAS.	\$6,810.00	\$4,852.94	R69102 & R69103
D-9004-15 258TH DISTRICT COURT 15-Dec-16	SAN JACINTO COUNTY vs. PATRICK EDWIN BAGGE, ET AL	BEING LOT SIXTEEN (16), BLOCK FIVE (5), UNIT III, WATERWOOD COUNTRY CLUB ESTATES, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 197, PAGE 242, DEED RECORDS, SAN JACINTO COUNTY, TEXAS. ACCT #2303-005-0160	\$4,300.00	\$3,875.14	R60956
D-9009-15 258TH DISTRICT COURT 15-Dec-16	SAN JACINTO COUNTY vs. CATHY MOORE, ET AL	LOT 45 OF RIVER CREEK, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN VOLUME 255, PAGE 326 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$3,390.00	\$2,889.98	R76890
D-9021-16 258TH DISTRICT COURT 15-Dec-16	SAN JACINTO COUNTY vs. JOSE RODRIGUEZ, ET AL	BEING LOT 37, BLOCK 2, WATERWOOD LAKEVIEW ESTATES, A SUBDIVISION IN SAN JACINTO, COUNTY, DESCRIBED IN INSTRUMENT # 07-8765, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$8,440.00	\$3,415.76	R68350
D-9024-16 258TH DISTRICT COURT 15-Dec-16	SAN JACINTO COUNTY vs. KATHERINE S. JONES	BEING LOT 45, RIVERWOOD VILLAGE, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT #03- 3041, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$12,440.00	\$3,295.63	R77356
D-9088-16 258TH DISTRICT COURT 25-Oct-18	SAN JACINTO COUNTY vs. HELEN ELIZABETH MCCLANAHAN	BEING 10.228 ACRES OF LAND, MORE OR LESS, OUT OF THE BALLAS SURVEY, A-458, SAN JACINTO COUNTY, TEXAS, INCLUDING A MOBILE HOME, LABEL # RAD0910838, DESCRIBED IN DOCUMENT #05-7306, OFFICIAL RECORDS OF SAN JACINTO, TEXAS.	\$57,520.00	\$25,376.41	R49395 & M301873
D-9124-16 258TH DISTRICT COURT 15-Dec-16	SAN JACINTO COUNTY vs. GLENN E. ARNOLD, ET AL	BEING LOT 3 & 4, BLOCK 8, WATERWOOD LAKEVIEW ESTATES, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 05-2882, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$17,630.00	\$5,742.17	R68490 & R68491

D-9146-16 258TH DISTRICT COURT 15-Dec-16	SAN JACINTO COUNTY vs. RHONDA CHACHARE , ET AL	BEING LOT 20, BLOCK 6, TRAILS END #1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT #2015-0039, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$78,940.00	\$11,919.30	R89322
D-9159-16 258TH DISTRICT COURT 28-Mar-18	SAN JACINTO COUNTY vs. RICHARD W. ROSS, ET AL	BEING LOT 360 & 361, PARADISE BAY, SECTION E OF HOLIDAY VILLAGES OF LIVINGSTON SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 10-6133, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$20,380.00	\$6,506.62	R90229 & R90230
D-9210-16 258TH DISTRICT COURT 18-Jul-18	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF JEANICE BAILEY AKA JEANICE HOSEA BAILEY, DECEASED, ET AL	ALL OF THE UNDIVIDED ONE-SEVENTH(1/7) INTEREST IN AND TO 33.5 ACRES OF LAND, MORE OR LESS, OUT OF THE SAMUEL McCOMBS ½ SURVEY, A-27, SAN JACINTO COUNTY, TEXAS, AND BEING THE SAME 1/7 INTEREST CONVEYED BY DEED FROM MAMIE DILLIBANAS ET VIR, TO CALVIN A. COWART, ET US, DATED JULY 10, 1965, AND RECORDED IN VOLUME 96, PAGE 470 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, TO WHICH RECORD REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF. ACCOUNT R42118/0027-000-0010.	\$126,550.00	N/A	R42118
D-9261-16 258TH DISTRICT COURT 28-Nov-18	SAN JACINTO COUNTY vs. RAYMOND HUNDL, ET AL	BEING LOT 1588, CAMILLA TWIN HARBORS #5 SUBDIVISON, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 5, PAGE 5, PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$900.00	\$814.03	R51344
D-9261-16 258TH DISTRICT COURT 28-Nov-18	SAN JACINTO COUNTY vs. RAYMOND HUNDL, ET AL	BEING LOT 11, BLOCK 6, SECTION ONE, HOLIDAY SHORES SUBDIVISION #1, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 02-3757, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$4,150.00	\$1,481.26	R58971
D-9319-16 258TH DISTRICT COURT 19-Jul-17	SAN JACINTO COUNTY vs. MADLOR, INC.	BEING LOTS 92 & 93, TRINITY LAGOON SECTION OF HOLIDAY VILLAGES OF LIVINGSTON, SECTION ONE SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 2014-4904, SAN JACINTO COUNTY, TEXAS.	\$30,000.00	\$2,338.03	R301286 & R301287

D-9323-16 258TH DISTRICT COURT 19-Jul-17	SAN JACINTO COUNTY vs. R A LASSMAN & SON, INC.	BEING 2.22 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM MORRIS SURVEY, A-38, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 170, PAGE 829 AND VOLUME 213, PAGE 26, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$65,740.00	\$5,226.39	R43577
D-9385-16 258TH DISTRICT COURT 27-Sep-17	SAN JACINTO COUNTY vs. BOBBY G. ANDREWS	BEING 0.679 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES RANKIN SURVEY, A-39, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 220, PAGE 74 & 78, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$8,240.00	\$7,844.12	R43805 & R43802
D-9423-17 258TH DISTRICT COURT 27-Sep-17	SAN JACINTO COUNTY VS. GIRTHA ROGERS AKA GERTHA HARRISON ROGERS, ET AL	BEING 1 ACRES OF LAND, MORE OR LESS, OUT OF THE MESSINA BROWN SURVEY, ABSTRACT A-5, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT #06-2156 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. ACCOUNT No. R95117/0005-000-0532 BEING A HOUSE ONLY LOCATED AT 220 JACKSON ROAD, COLDSRING, SAN JACINTO COUNTY, TEXAS. ACCOUNT No. R325611/0005-700-0532 BEING A HOUSE ONLY LOCATED ON PARCEL 0005-000-0532, COLDSRING, SAN JACINTO COUNTY, TEXAS. (TAX ACCOUNT No. R325636/0005-700-0532)	\$94,380.00	\$9,433.79	R95117 & R325611 & R325636
D-9439-17 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY vs. GEORGE WATSON	BEING 0.5 ACRES OF LAND, MORE OR LESS, OUT OF THE JOSE DOLORES MARTINEZ SURVEY, A-31, SAN JACINTO COUNTY, TEXAS, A PART OF THAT ONE (1) ACRE DESCRIBED IN INSTRUMENT # 11-5557, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$6,250.00	\$4,256.67	R42709
D-9439-17 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY vs. GEORGE WATSON	BEING 5.6 ACRES OF LAND, MORE OR LESS, OUT OF THE VITAL FLORES SURVEY, A-14, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 133, PAGE 417, DEED RECORDS AND INSTRUMENT # 06-6111, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$33,600.00	\$6,009.87	R40706 & R40707

D-9511-17 258TH DISTRICT COURT 20-Jun-18	SAN JACINTO COUNTY VS. RUFUS W. HICKS	LOTS 996 AND 997, CAMILLA TWIN HARBORS, SECTION FOUR (4), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 189, PAGE 1, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$20,470.00	\$20,470.00	R50796 & R50797
D-9525-17 258TH DISTRICT COURT 15-Aug-18	SAN JACINTO COUNTY VS. REGINALD DION JEFFERSON	BEING 1.10 ACRES OF LAND, MORE OR LESS, OUT OF THE DRURY MCGEE LEAGUE, SAN JACINTO COUNTY, TEXAS. DESCRIBED IN DOCUMENT #04-2899, PAGE 12230 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. ACCOUNT No. R42181/0028-000-0360	\$45,050.00	\$6,232.17	R42181
D-9596-17 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY vs. MARK F. BARNES, ET AL	BEING LOTS 8-11, FAULKNER'S "PARKPLACE ADDITION", A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 219, PAGE 867, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$19,500.00	\$4,146.52	R75562
D-9596-17 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY vs. MARK F. BARNES, ET AL	BEING LOTS 9 & 12, BLOCK 3, PARK PLACE ADDITION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 05-4555, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$13,130.00	\$3,030.98	R75563
D-9733-18 258TH DISTRICT COURT 28-Nov-18	SAN JACINTO COUNTY vs. JOSE EMLIO LARA,, ET AL	BEING LOT FIVE (5), OF CONROE HILLS NORTH, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 747, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$227,460.00	\$54,410.39	R55566

****PUBLIC RESALES SET 04/02/2019****

By Virtue of a signed Resolution Order by Commissioner's Court dated January 26, 2019

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Opening Bid Amount	Cad Account #
D-8763-14	SAN JACINTO COUNTY VS. LAFAYETTE RANDLE, ET AL	BEING THREE (3) ACRES OF LAND, MORE OR LESS, A RESIDUE OF A 5 ACRE TRACT OUT OF THE EVELYN WAUGH SURVEY, A-53, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 211, PAGE 163 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$57,200.00	TBD	R45150

D-8790-14	SAN JACINTO COUNTY VS. ERNEST I. YOUNG, RT AL	BEING LOT 32, BLOCK 12 OF WHISPERING PINES VILLAGE OF WATERWOOD, UNIT II, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 00-2555, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$3,490.00	TBD	R66777
D-8796-14	SAN JACINTO COUNTY VS. GREGORY W. ELLISON, ET AL	BEING LOT 32, BLOCK 17 OF WATERWOOD PARK FOREST VILLAGE, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 3, PAGE 502, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$2,270.00	TBD	R68148
D-8809-14	SAN JACINTO COUNTY VS. HOWARD RASH (DECEASED), ET AL	BEING LOT 103, LAKE WATER WHEEL ESTATES #4, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 240, PAGE 800, OFFICIAL RECORDS OF SAN JACINTO, COUNTY, TEXAS.	\$1,780.00	TBD	R73712
D-8851-15	SAN JACINTO COUNTY vs. LAWRENCE HEIDEMAN JR., ET AL	LOT 4, BLOCK 2, ROYALE GREENS SECTION OF CAPE ROYALE SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.	\$3,850.00	TBD	R52464
D-8852-15	SAN JACINTO COUNTY vs. CONNIE J. LEE, ET AL	LOT 31, BLOCK 1, CAPE ROYALE, KINGS RIDGE I SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 121, PAGE 375 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$2,400.00	TBD	R52742
D-8926-15	SAN JACINTO COUNTY VS. LEON THOMAS	BEING AN UNDIVIDED 0.9 ACRES OF LAND, MORE OR LESS, OUT OF THE DAVID BEERS, A-4, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 51, PAGE 327, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$6,750.00	TBD	R39561
D-8973-15	SAN JACINTO COUNTY vs. EMMITT L. ELDRIDGE, ET AL	BEING LOTS 44-46, ROLLINGWOOD SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 198, PAGE 695, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$84,880.00	TBD	R77778

D-9106-16	SAN JACINTO COUNTY vs. DONALD LEE HUNTER AKA DON HUNTER	BEING LOTS 77-79, BLOCK 3, CEDAR VALLEY SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN INSTRUMENT # 07-9070, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$33,060.00	TBD	R54076
D-9190-16	SAN JACINTO COUNTY vs. LAWRENCE W. CALDWELL, DECEASED, ET AL	BEING LOTS 396 & 397, CAMILLA TWIN HARBORS #2, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 129, PAGE 121, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$57,860.00	TBD	R50249
D-9201-16	SAN JACINTO COUNTY vs. GREAT SOUTHERN MORTGAGE LLC	BEING 13, BLOCK 2, RIVERVIEW TERRACE, SECTION 3, A SUBDIVISION IN SAN JACINTO, COUNTY, TEXAS DESCRIBED IN DOCUMENT #06-6796 AND # 2013-3573, OFFICIAL RECORDS OF SAN JACINTO, COUNTY, TEXAS. ACCOUNT No. R77283/7063-002-0130	\$6,700.00	TBD	R77283
D-9412-16	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF MILDRED EVELYN SCOTT	BEING LOTS 22 & 23, BLOCK 4, FLOWING WELLS #1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN THE PLAT RECORDED IN VOLUME 99, PAGE 344, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$47,390.00	TBD	R56673
D-9647-17	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF LESTER ELLIS	BEING 1.55 ACRES OF LAND, OUT OF THE MESSINA BROWN SURVEY, A-5, SAN JACINTO COUNTY, TEXAS, BEING THE RESIDUE OF 4.5 ACRES DESCRIBED IN VOLUME 217, PAGE 517, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$65,170.00	TBD	R39769

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

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.

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.

MINIMUM BID/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. The Notice is published in the San Jacinto News Times.

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 PJT (Post Judgment Tax) 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.