



CHAMBERS COUNTY SALES FOR MAY 7, 2019
LOCATION: 404 Washington Ave., Anahuac, TX 77514
TIME: 10:00 AM
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 .

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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/

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.

Precinct	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:					
PCT. 1	17DCV0153 344TH DISTRICT COURT 11-DEC-18	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT VS. ESTATE OF CHARLES A. SHAW, ET AL	14-9-9G WINNIE SUBURBS 50X133 FRANZEN RD, WINNIE, TX 77665	\$1,730.00	\$1,730.00 (VALUE)	66500-14009-00907-000001 17313
PCT. 1	17DCV0222 253RD DISTRICT COURT 11-DEC-18	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT VS. JAMES ROBERT SMITH, ET AL	14-49-3 WINNIE SUBURBS 1662 CAMPBELL RD, WINNIE, TX 77665	\$43,090.00	\$4,950.52	66500-14049-00300-000001 37223
PCT. 1	17DCV0421 253RD DISTRICT COURT 11-DEC-18	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT VS. RONALDA FRAZIER STELLY, ET AL	651 TR 0-2 W W GREGORY (LT 14 R E MCDANIEL S/D)	\$2,280.00	\$2,280.00 (VALUE)	00651-00000-00200-150001 20670
PCT. 2	17DCV0104 344TH DISTRICT COURT 11-DEC-18	CHAMBERS COUNTY VS. VICTOR MORGAN MILES, ET AL	1 2 TINKLER 212 BELTON LN, ANAHUAC, TX 77514	\$85,490.00	\$9,088.67	58000-00303-00200-000100 11755
PCT. 2	CV27729 253RD DISTRICT COURT 11-DEC-18	CHAMBERS COUNTY VS. RICKS, ROY JR., ET AL	TRACT 1: 18 24 ANAHUAC T/S CANAL ST., ANAHUAC, TX 77514 TRACT 3: 19 - 20 24 ANAHUAC T/S CANAL ST., ANAHUAC, TX 77514	\$3,010.00	\$3,010.00 (VALUE)	11000-00303-02400-001800 2692 11000-00303-02400-001900 13781
PCT. 2	CV27729 253RD DISTRICT COURT 11-DEC-18	CHAMBERS COUNTY VS. RICKS, ROY JR., ET AL	TRACT 2: 13 - 14 22 ANAHUAC T/S CANAL ST, ANAHUAC, TX 77514	\$2,010.00	\$2,010.00 (VALUE)	11000-00303-02200-001300 13780

PCT. 2	CV27729 253RD DISTRICT COURT 11-DEC-18	CHAMBERS COUNTY VS. RICKS, ROY JR., ET AL	TRACT 4: S/2 23 - 24 22 ANAHUAC T/S CANAL ST, ANAHUAC, TX 77514	\$2,010.00	\$2,010.00 (VALUE)	11000-00303-02200-002310 10997
PCT. 2	CV27914 344TH DISTRICT COURT 11-DEC-18	CHAMBERS COUNTY VS. HARRISON, IOLA, ET AL	3-4 6 ANAHUAC T/S 908 WHEELER STREET, ANAHUAC, TX 77514	\$33,870.00	\$7,056.18	11000-00303-00600-000300 7174
PCT. 3	17DCV0374 253RD DISTRICT COURT 11-DEC-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT VS. MONTIE OLIVER, ET AL	103 TR 0-8 Z GODFREY FM 562, DOUBLE BAYOU, TX 77514	\$7,470.00	\$7,470.00 (VALUE)	00103-00000-00800-330001 23942
PCT. 3	17DCV0412 253RD DISTRICT COURT 11-DEC-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT VS. JOHN CLARK NORTH, ET AL	161 TR 3-3 J JOHNSON UND INT	\$3,450.00	\$3,450.00 (VALUE)	00161-00300-00300-330001 12579
PCT. 3	CV27888-C 344TH DISTRICT COURT 11-DEC-18	CHAMBERS COUNTY VS. C.M. DOSS	13 3 DOUBLE BAYOU #2 MABLE AVE, , TX 77514	\$2,660.00	\$2,660.00 (VALUE)	23010-00224-00300-001300 4146
PCT. 4	18DCV0623 344TH DISTRICT COURT 11-DEC-18	BARBERS HILL INDEPENDENT SCHOOL DISTRICT VS. ELEAZAR CANTU, ET AL	TRACT 1: LT 1 RABALAIS MINOR PLAT OF RE-PLAT LTS 1-2 ACRES 1.927 3325 BRIDGETTE LN, MONT BELVIEU, TX 77523	\$443,440.00	\$77,210.61 <i>(\$75,271.29)</i>	47496-00013-00000-000100 44344
PCT. 5	17DCV0423 253RD DISTRICT COURT 11-DEC-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT VS. JERRY W. REDDEN	TRACT 1: 65 TURTLE BAYOU SUB JAVELINA TRAIL, 77520 TRACT 2: 66 TURTLE BAYOU JAVELINA TRAIL, 77520	\$4,380.00 (COMBINED)	\$4,313.66	59500-00008-00000-006500 13656 59500-00008-00000-006600 13657
PCT. 5	CV29229 344TH DISTRICT COURT	ANAHUAC INDEPENDENT SCHOOL DISTRICT, ET AL VS. DANIEL LEWIS, ET AL	39 TR 156B-0-1 V BARROW 1123 SPEIGHTS RD, HANKAMER, TX 77560	\$52,310.00	\$11,757.54	00039-15602-00000-040100 47431

	28-MAR-16					
PCT. 6	CV30357 344TH DISTRICT COURT 11-DEC-18	BARBERS HILL INDEPENDENT SCHOOL DISTRICT VS. WILLIAM SHEFFIELD & MONICA PENN	W/2 LT 18 BLK 5 WEST CHAMBERS CO EST SEC 2 ACRES .490 2307 MAY APPLE ST, BAYTOWN, TX 77523	\$15,510.00	\$8,984.69	61610-00321-00500-001801 20004
PCT. 6	18DCV0623 344TH DISTRICT COURT 11-DEC-18	BARBERS HILL INDEPENDENT SCHOOL DISTRICT VS. ELEAZAR CANTU, ET AL	TRACT 2: E/2 LT 5 BLK 5 WEST CHAMBERS CO EST SEC 2 IMP ONLY 55257 ACRES .490 HWC0277681 CW2005911TXA 2322 RICEFLOWER ST, BAYTOWN, TX 77523	\$15,510.00	\$2,088.87 (\$149.55)	61610-00321-00500-000501 19979

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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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT:

CHAMBERS COUNTY APPRAISAL DISTRICT - WWW.CHAMBERSCAD.ORG