

CHAMBERS COUNTY SALES FOR JUNE 5, 2018
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.
- 7) For more information regarding any sale listed below, please contact the Marie La Fleur at 713-862-1860 or mlafleur@pbfc.com .

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.chamberscountytax.org

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.

	Cause No:		Legal Description (Per Appraisal District):			Cad Account #
	District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Parcel
	Judgment Date:					
1.	CV25590 344TH DISTRICT COURT 9-NOV-17	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. ANDERSON, CONDE, ET AL	TRACT 1: 14-16-2-2 WINNIE SUBURBS WINNIE, TX	\$3,770.00	\$3,770.00 VALUE	66500-14016-00200-020000 454
2.	CV27888 344TH DISTRICT COURT 9-NOV-17	CHAMBERS COUNTY vs. NGUYEN, DUC, ET AL	TRACT 6: 14 41 BAYSIDE LONE OAK OAK ISLAND, TX	\$3,520.00	\$3,012.00	16000-00089-04100-001400 6707
3.	CV27888-E 344TH DISTRICT COURT 9-NOV-17	CHAMBERS COUNTY vs. MARY FAYE ADAMS	TRACT 7: 6 AND 7 1 DOUBLE BAYOU NO. 2 608 MYRTIS ST. OAK ISLAND TX	\$4,600.00	\$4,600.00 VALUE	23010-00224-00100-000600 14997
4.	CV29446 344TH DISTRICT COURT 14-DEC-17	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. LEGER, TAMMY, ET AL	TRACT 1: 16-63-2 KOCH S/D 1223 BUCCANEER, WINNIE TX 77665	\$27,120.00	\$17,199.38	36500-00016-06300-000200 13317
5.	CV29699 344TH DISTRICT COURT 3-FEB-17	BARBERS HILL INDEPENDENT SCHOOL DISTRICT vs. STEVEN ROBERT SINES, ET AL	TRACT 1: 42A-0 LAUBACH S/D 11417 SUNNYSIDE MONT BELVIEU TX	\$196,530.00	\$4,427.67	37000-00013-00000-004201 32757

6.	CV29760 344TH DISTRICT COURT 9-NOV-17	EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. MANUEL BARCENAS	TRACT 1: BK 4 LTS 9 AND 10 STOWELL T/S 503 MAIN STREET, STOWELL TX 77661	\$53,870.00	\$4,595.48	54000-00641-00400-000900 2872
7.	CV29851 253RD DISTRICT COURT 9-NOV-17	BARBERS HILL INDEPENDENT SCHOOL DISTRICT vs. EDGAR FISHER, ET AL	TRACT 2: 321 TR 26-1 C C SCHOOL <i>UNKNOWN</i>	\$27,890.00	\$27,890.00 VALUE	00321-02600-00100-100001 5094
8.	CV29851 253RD DISTRICT COURT 9-NOV-17	BARBERS HILL INDEPENDENT SCHOOL DISTRICT vs. EDGAR FISHER, ET AL	TRACTS 1,3 & 4: 321 TR 23-8 C C SCHOOL, 1/5 UND INT 321 TR 23-6 C C SCHOOL, 1/5 UND INT 321 TR 23-7 C C SCHOOL, 1/5 UND INT <i>UNKNOWN</i>	\$10,800.00 (COMBINED)	\$10,800.00 VALUE	00321-02300-00800-100001, 00321-02300-00600-100001, 00321-02300-00700-100001 2451, 8280, 8279
9.	CV30052 253RD DISTRICT COURT 13-FEB-18	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. REGGIE V. MALONE	TRACTS 1 & 2: 29 SOUTHSORE NO. 1, SUB 30 SOUTHSORES NO. 1, SUB 210 BAYSHORE SMITH POINT TX 130 BAYSHORE SMITH POINT TX	\$28,200.00 (COMBINED)	\$12,165.79	52510-00071-00000-002900, 52510-00071-00000-003000 12992, 12993
10.	CV30094 344TH DISTRICT COURT 9-NOV-17	EAST CHAMBES INDEPENDENT SCHOOL DISTRICT vs. TIMOTHY DUHON	TRACT 1: BK 1 LTS 9 AND 10 SYPHRETT S/D CAMPBELL RD., WINNIE TX 77665	\$14,700.00	\$6,068.31	57000-00016-00100-000900 25465
11.	CV30577 344TH DISTRICT COURT 9-NOV-17	ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. WILLIE H. DEVORE, ET AL	TRACT 1: 16 1 FAHRING SUB 1/2 UND INT 1209 WORK ST ANAHUAC TX 77514	\$86,660.00	\$17,587.73	24000-00303-00100-001600 3915

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

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

CHAMBERS COUNTY APPRAISAL DISTRICT - WWW.CHAMBERSCAD.ORG