



**WALLER COUNTY SALES FOR JUNE 4, 2019
SCHEDULED FOR 10:00 A.M.**

- 1) Tax foreclosure sales are conducted by the Sheriff or a 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. on the courthouse steps at a place designated by the commissioners' court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff'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", "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 Waller County Tax Assessor-Collector. You must fill out the Request. Mail or deliver it to Waller County Tax office at, **730 9th St., Hempstead, Texas 77445** or come by the Tax Office at **730 9th St., Hempstead, Texas 77445** 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 Waller County tax office. **THE LAST OPPORTUNITY FOR OBTAINING SAID ELIGIBILITY STATEMENT IS THE CLOSE OF BUSINESS ON THE WEDNESDAY PRIOR TO THE TUESDAY SALE DATE (5 DAYS PRIOR TO THE SALE)**
- 6) **Successful bidders may pay for their property by business, personal or cashier check. CREDIT CARDS and CASH ARE NOT 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.

Request forms will not be processed on the day of sale!

The purchaser must obtain a tax certificate from the Waller County Tax Office that reflects no delinquent taxes in the purchasers' name for any taxing entities. **THE LAST OPPORTUNITY FOR OBTAINING SAID ELIGIBILITY STATEMENT IS THE CLOSE OF BUSINESS ON THE WEDNESDAY PRIOR TO THE TUESDAY SALE DATE (5 DAYS PRIOR TO THE SALE.)**

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Cause No.	Legal Description	Minimum Bid	Acct Number
2014-09-7920 ROYAL ISD VS. GLORIA BANKS WOODS, ET AL	TRACT 2: A TRACT OF LAND BEING 0.5 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 18-2, IN BLOCK 18, KELLNER OUTLOTS, WALLER COUNTY, TEXAS, AND ALSO BEING PART OF A 1.50 ACRE TRACT, MORE OR LESS, IN THE WILLIAM COOPER LEAGUE, WALLER COUNTY, TEXAS, AND SAID 0.5 ACRE TRACT ALSO REFERENCED AS TRACT NO. 1 IN INSTRUMENT FILED UNDER VOLUME 250, PAGE 690 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$45,910	\$2,049.22	R22486
2016-04-8211 HEMPSTEAD ISD, ET AL VS. BENJAMIN D. WOLFE, ET AL	TRACT 2: AN UNDIVIDED 1/2 INTEREST IN LOTS 1 THRU 5, IN BLOCK 127, OF THE TOWN OF HEMPSTEAD, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 106, PAGE 311 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$8,440 TRACT 3: AN UNDIVIDED 1/2 INTEREST IN LOTS 1 THRU 5, IN BLOCK 127, OF THE TOWN OF HEMPSTEAD, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 106, PAGE 311 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$8,440	\$11,372.65	R19891 R19890
2016-12-8320 WALLER CO. ET AL VS. GEORGE THOMAS COLLINS, II, ET UX	A TRACT OF LAND BEING 1.3648 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 67, IN THE WILLIAM HEDDY SURVEY, ABSTRACT NUMBER 134, WALLER COUNTY, TEXAS, AND BEING PART OF A CALLED 12 1/2 ACRE TRACT OF LAND CONVEYED TO OTIS ANDREW JONES BY DEED DATED JANUARY 26, 1954 RECORDED IN VOLUME 134, PAGE 310 OF THE DEED RECORDS, WALLER COUNTY, TEXAS, SAID 1.3648 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" TO DEED RECORDED IN VOLUME 844, PAGE 449 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$95,870	PULLED	R10544
2017-05-8414 CITY OF PRAIRIE VIEW VS. MIKE GLOVER	LOT 255 IN BLOCK 17 OF PRAIRIE HILLS, SECTION 3, A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 167, PAGE 455 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$8,000	\$1,724.31	R25940

Cause No.	Legal Description	Minimum Bid	Acct Number
2017-10-8465 WALLER CO., ET AL VS. JOHN H. REINHARDT, ET AL	TRACT 1: AN APPROXIMATELY .198 ACRE PORTION OF LOT 15 OF TRANQUILITY PARK, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 260 PAGE 159, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BEING ALL OF LOT 15 SAVE AND EXCEPT THE PORTIONS THEREOF CONVEYED IN 2 DEEDS, SAID DEEDS RECORDED IN VOLUME 678 PAGES 798-800 & VOLUME 466 PAGES 821-824 BOTH OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$16,830	\$15,578.39	R239349
	TRACT 2: AN APPROXIMATELY .22 ACRE PORTION OF LOT 16 OF TRANQUILITY PARK, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 260 PAGE 159, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BEING ALL OF LOT 16 SAVE AND EXCEPT THE PORTIONS THEREOF CONVEYED IN 2 DEEDS, SAID DEEDS RECORDED IN VOLUME 678 PAGES 798-800 AND VOLUME 1060 PAGES 381-383 BOTH OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$18,700	\$11,319.30	R239348
2017-11-8513 KATY ISD VS. MCKESSON WATER PRODUCTS CO.	A TRACT OR PARCEL OF LAND OUT OF RESERVE J OF KATY WEST BUSINESS PARK, A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 348, PAGE 221 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS EXHIBIT 'A' IN A DEED FROM RANDY W. WILLIAMS, TRUSTEE TO MCKESSON WATER PRODUCTS COMPANY DATED DECEMBER 20, 1999 AND RECORDED IN VOLUME 639, PAGE 894 IN THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$1,867,700	\$36,096.51	R22195
2018-03-8566 WALLER CO., ET AL VS. ETTA B. LOCKHART, ET AL	LOT 10, BLOCK 293, OF THE TOWN OF HEMPSTEAD, A SUBDIVISION IN WALLER COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 106 PAGE 306 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE \$3,130	\$5,095.65 Additional 2018 Taxes due	R20652
2018-03-8568 WALLER CO., ET AL VS. RICHARD POLK, ET UX	LOT 42, WEST MAGNOLIA FOREST, SECTION 11, A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 218, PAGE 423 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$36,000	\$6,081.24 Additional 2018 Taxes due	R30065
2018-03-8569 WALLER CO., VS. PAULA CHRISTINE SEARCY	LOT 6, BLOCK 7 OF ROLLING HILLS COLONY, SECTION 4, A SUBDIVISION IN WALLER COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THERE OF RECORDED IN VOLUME 190, PAGE 564 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE \$10,080	PULLED	R27094

Cause No.	Legal Description	Minimum Bid	Acct Number
2018-03-8570 WALLER CO., ET AL VS. HOWARD W. KLARE	LOT 4, BLOCK 3 OF ROLLING HILLS COLONY, SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 190 PAGE 572 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE \$10,400	\$7,560.22	R27291
2018-03-8574 WALLER CO., ET AL VS. J.D. PALEY, ET UX	LOT 34, BLOCK 3 OF MONTICELLO ESTATES, A SUBDIVISION IN WALLER COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 170, PAGE 508 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE \$6,800	\$7,993.21	R23668
2018-03-8576 WALLER CO. VS. THOMAS N. MARSHALL, JR., ET AL	LOT 45, BLOCK 3 OF MONTICELLO ESTATES, A SUBDIVISION IN WALLER COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 170, PAGE 508 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE \$7,450	\$7,560.91	R23679
2018-03-8577 WALLER CO., ET AL VS. LOTTIE B. TAYLOR, ET AL	LOT 3, BLOCK 5, IN BEVERLY HILLS, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 153, PAGE 410 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE \$13,220	\$4,530.10	R14584
2018-04-8614 WALLER CO., ET AL VS. ALVIN THOMAS, ET UX	LOT 7, BLOCK 108, TOWN OF HEMPSTEAD, WALLER COUNTY, TEXAS, ACCORDING TO THE ACCEPTED MAP OR PLAT OF SAID TOWN RECORDED IN VOLUME 106, PAGE 311 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, BEING SAME LAND DESCRIBED IN DEED DATED SEPTEMBER 8, 1960, FROM LOU IDA THOMPSON TO ALONZO WILLIAMS, ET UX, OF RECORD IN VOLUME 162, PAGE 531 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND S# M1416, TITLE# 089193047, LOCATED IN WALLER COUNTY, TEXAS. ADJUDGED VALUE \$12,530	\$2,205.71	R19782

IF YOU SHOULD HAVE ANY QUESTIONS REGARDING ANY OF THE PROPERTIES LISTED FOR SALE PLEASE CONTACT LORI KING @ (713) 862-1860 EXT. 6996 OR LKING@PBFCM.COM OR ANNETTE TREVINO @ (979) 849-5056 OR ATREVINO@PBFCM.COM WITH PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.