



HARRIS COUNTY PCT. 4 SALES FOR JULY 3, 2018

LOCATION: Bayou City Event Center

TIME: 10:00:00 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 PBFcm Houston office at (713) 862-1860 ext. 3373 or bhynson@pbfc.com.



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ATTORNEYS AT LAW

Cause No:	Style of Case:	Legal Description (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account #
District Court:	Property Address (Per Appraisal District):				Other Account
Judgment Date:					
201515128 151ST DISTRICT COURT 28-Feb-18	HARRIS-MONTGOMERY COUNTIES MUNICIPAL UTILITY DISTRICT # 386, ET AL vs. MICHAEL ZERINGUE	LT 35 BLK 1 THE WOODLANDS CREEKSIDE PARK WEST SEC 4 123 WOOD DRAKE PLACE, TOMBALL, TX 77375	\$278,300.00	<u>\$9,906.38</u>	1316400010035
201625117 157TH DISTRICT COURT 1-Aug-17 *** TWO ACCOUNTS BEING SOLD TOGETHER ***	KLEIN INDEPENDENT SCHOOL DISTRICT vs. BOB WARREN MUHN	<u>TRACT 1</u> LT41 WILLOW OAKS – MOBILE HOMES PARK 23402 WILLOW WOOD ST, #41/42 TOMBALL, TX 77375 <u>TRACT 2</u> LT 42 WILLOW OAKS - MOBILE HOME PARK 23402 WILLOW WOOD ST, TOMBALL, TX 77375	\$16,283.00	<u>\$5,606.84</u>	<u>TRACT 1</u> 1151650000041 <u>TRACT 2</u> 1151650000042
201605334 234TH DISTRICT COURT 26-Feb-18	SPRING INDEPENDENT SCHOOL DISTRICT vs. TRUONG ENTERPRISES, INC.	RES B8 & D8 CAMDEN PARK SEC 4 11918 VETERANS MEMORIAL DR, HOUSTON, TX 77067	\$162,000.00	<u>\$6,284.52</u>	1156560110026



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201608148 113TH DISTRICT COURT 1-Nov-17	SPRING INDEPENDENT SCHOOL DISTRICT vs. MATTHEW BLAIR, JR	LT 9 BLK 5 HERITAGE VILLAGE SEC 1 12007 THORNBURG LN, HOUSTON, TX 77067	\$141,838.00	<u>\$16,563.48</u>	1154170050009
201628537 333RD DISTRICT COURT 18-Apr-17	SPRING INDEPENDENT SCHOOL DISTRICT vs. JUAN ERNESTO DELGADO, ET AL	LT 4 BLK 1 VILLAGES OF NORTHGATE CROSSING SEC 8 1127 WINDSOR CHASE LN, SPRING, TX 77373	\$34,274.00	<u>\$4,727.10</u>	1220940010004
201677203 133RD DISTRICT COURT 10-Jan-18	HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO.304 VS. UNITED AMERICAN HOLDINGS CO.	LT 32 BLK 1 ALFALAH 3043 PATIENCE AVE, HOUSTON, TX 77014	\$5	CANCELLED	
201731703 151ST DISTRICT COURT 31-Jan-18	TOMBALL INDEPENDENT SCHOOL DISTRICT vs. ZACHARY JAMES FOLGER	LT 4 BLK 22 SPRING CREEK VALLEY ESTATES SEC 2 U/R 14906 SCRUB JAY DR, TOMBALL, TX 77377	\$53,350.00	<u>\$3,402.47</u>	1012330000004
201738656 127TH DISTRICT COURT 29-Oct-17	KLEIN INDEPENDENT SCHOOL DISTRICT vs. AMY W SAUCEDA	LT 14 BLK 23 CYPRESSWOOD SEC 3 4007 FIR FOREST DR, SPRING, TX 77388	\$163,380.00	<u>\$10,659.96</u>	1052490000014



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