



HARRIS COUNTY PCT. 5 SALES FOR AUGUST 7, 2018

LOCATION: Bayou City Event Center

TIME: 10:00 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.



PERDUE BRANDON

ATTORNEYS AT LAW

| 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: | | | | | |
| 2014-32849 | SPRING BRANCH INDEPENDENT SCHOOL DISTRICT vs. GARY A. FINKLEMAN, IND. & D/B/A ADVANCED COMMUNICATIONS OF TEXAS | LT 12 BLK 1 SPRING VALLEY OAKS 9006 LUPTON CT, HOUSTON, TX 77055 | \$579,148.00 | <u>\$83,960.31</u> | 1000390000012 |
| 2014-66336 | SPRING BRANCH INDEPENDENT SCHOOL DISTRICT vs. SUSAN DONG-SIL KWON, ET AL | TRS 2 & 3A BLDG 1 MEMORIAL ASHFORD T/H 14660 PERTSHIRE RD # B, HOUSTON, TX 77079 | \$156,786.00 | <u>\$7,507.77</u> | 1074680000002 |
| 201567638 | SPRING BRANCH INDEPENDENT SCHOOL DISTRICT vs. MIGUEL ANGEL CAVAZOS, ET AL | UNIT 119 BLDG 32 WILCREST WALK T/H SEC 3 U/R 1104 W TRI OAKS LN #119, HOUSTON, TX 77043 | \$61,619.00 | <u>\$16,105.41</u> | 1117780060004 |
| 201574160 | HARRIS COUNTY, ET AL vs. BAMIDELE J. OLAGUNJU | LT 26 BLK 1 LAKES OF PINE FOREST SEC 6 17627 QUIET LOCH LN, HOUSTON, TX 77084 | \$261,044.00 | <u>\$10,172.23</u> | 1280050010026 |

| | | | | | | |
|-----------|----------------------|---|--|----------------|------------------------|---------------|
| 201609764 | 113TH DISTRICT COURT | ALIEF INDEPENDENT SCHOOL DISTRICT vs. TERRY LIU | TH 193 BLDG 19 BRAEWOOD T/H WILDFLOWER 7180 S DAIRY ASHFORD RD, HOUSTON, TX 77072 | \$82,823.00 | \$6,333.58 | 1061520030082 |
| 201677622 | 129TH DISTRICT COURT | SPRING BRANCH INDEPENDENT SCHOOL DISTRICT vs. NICHOLAS JOHNSON, ET AL | LT 7 BLK 13 SPRING BRANCH WOODS SEC 2 9760 WESTVIEW DR, HOUSTON, TX 77055 | \$1,083,434.00 | \$60,818.60 | 0861730000007 |
| 201722176 | 157TH DISTRICT COURT | SPRING BRANCH INDEPENDENT SCHOOL DISTRICT vs. BLUEPRINT HOLDINGS LLC | LT 19 BLK 1 BRITT WAY ESTATES 10959 SHADOW WOOD DR, HOUSTON, TX 77043 | \$167,593.00 | \$4,119.14 | 0972430000019 |

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