

**WALLER COUNTY SALES FOR AUGUST 7, 2018
SCHEDULED FOR 10:00 A.M.
Tax Sale Information**

- 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.)**

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.** Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.

Successful bidders may pay for their property by business, personal or cashier check. NO CREDIT CARDS OR CASH 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.

Cause No.	Legal Description	Acct Number
<p>2013-11-7675 WALLER CO. VS. LEONARD J. PARKER, ET AL</p>	<p>TRACT 1: LOT 19 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: \$5,000</p>	<p>R23652</p>
	<p>TRACT 2: LOT 7 BLOCK 2 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: \$5,000</p>	<p>R23615</p>
	<p>TRACT 3: LOT 14 BLOCK 2 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: \$5,000</p>	<p>R23623</p>
	<p>TRACT 4: LOT 13 BLOCK 2 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: \$5,000</p>	<p>R23622</p>
	<p>TRACT 5: LOT 8 BLOCK 2 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: \$5,000</p>	<p>R23616</p>
	<p>TRACT 6: LOT 18 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: \$5,000</p>	<p>R23651</p>
	<p>TRACT 7: LOT 51 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: \$5,000</p>	<p>R23685</p>

	<p>TRACT 8: LOT 2 BLOCK 4 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: \$5,000</p> <p>TRACT 9: LOT 57 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: \$5,000</p> <p>TRACT 10: LOT 6 BLOCK 4 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: \$5,000</p> <p>TRACT 11: LOT 66 BLOCK 4 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: \$5,000</p> <p>TRACT 12: LOT 46 BLOCK 4 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: \$5,000</p> <p>TRACT 13: LOT 48 BLOCK 4 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: \$5,000</p> <p>TRACT 14: LOT 50 BLOCK 4 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: \$5,000</p> <p>TRACT 15: LOT 6 BLOCK 6 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: \$5,000</p>	<p>R23695</p> <p>R23691</p> <p>R23699</p> <p>R23765</p> <p>R23742</p> <p>R23744</p> <p>R23746</p> <p>R23792</p>
--	--	---

	<p>TRACT 17: LOT 11 BLOCK 9 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: \$5,000</p> <p>TRACT 18: LOT 12 BLOCK 9 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: \$5,000</p> <p>TRACT 19: LOT 1 BLOCK 9 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: \$5,000</p> <p>TRACT 20: LOT 4 BLOCK 9 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: \$5,000</p>	<p>R23843</p> <p>R23844</p> <p>R23832</p> <p>R23836</p>
<p>2015-02-7979 WALLER CO. VS. UNKNOWN HEIRS OF WILLIAM M. REECE, ET AL</p>	<p>AN APPROXIMATELY 3.19 ACRE TRACT OF LAND BEING THE AREA SHOWN AS “NOT TO BE DEVELOPED AS YET” ON THE PLAT OF FERGUSON HEIGHTS, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 196, PAGE 319, DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$80,080</p>	<p>R167823</p>
<p>2015-09-8088 WALLER CO. VS. GOLDEN B. DUKES</p>	<p>LOT 8, BLOCK 40, 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: \$3,500</p>	<p>R19481</p>
<p>2016-02-8174 WALLER CO. ET AL VS. ESSIE OWENS, ET AL</p>	<p>TRACT 114, A .45 ACRE TRACT OF LAND, MORE OR LESS, IN THE MCLIN BRACEY SURVEY, ABSTRACT 15, IN WALLER COUNTY, TEXAS, BEING THE 1.00 ACRE TRACT DESCRIBED IN A DEED FROM DORA PUGH TO ESSIE B. OWENS, DATED SEPTEMBER 27, 1950, RECORDED IN VOLUME 120 PAGES 27-28, DEED RECORDS OF WALLER COUNTY, TEXAS, SAVE AND EXCEPT THE 0.55 ACRE PARCEL OF LAND DESCRIBED IN A JUDGMENT RECORDED IN VOLUME 358 PAGES 92-95 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$14,340</p>	<p>R44741</p>

<p>2016-02-8175 WALLER CO., ET AL VS. MORRIS JONES, ET AL</p>	<p>LOT 5, BLOCK 446, 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: \$10,000</p>	<p>R21211</p>
<p>2016-03-8198 WALLER CO., ET AL VS. M.A. KEWLEY, ET AL</p>	<p>LOT 10 AND THE SOUTH ½ OF LOT 9, BLOCK 121, 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: \$13,500</p>	<p>R19858</p>
<p>2016-04-8211 HEMPSTEAD ISD ET AL VS. BENJAMIN D. WOLFE, ET AL</p>	<p>TRACTS 2 & 3: 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. AGGREGATE VALUE: \$16,880</p>	<p>R19891 R19890</p>
<p>2016-08-8258 WALLER CO. VS. MARY MCKINZIE, ET AL</p>	<p>LOT 5, 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: \$6,250</p>	<p>R20645</p>
<p>2016-12-8311 WALLER CO. ET AL VS. MILDRED HARPER, ET AL</p>	<p>A TRACT OF LAND BEING 1.28 ACRES, MORE OR LESS, ALSO KNOWN AS LOT 22, IN BLOCK 10, OAK HOLLOW, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS, AS RECORDED UNDER CLERK'S FILE NUMBER 137245 AND FILED IN VOLUME 367, PAGE 906 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$43,520</p>	<p>R24311</p>
<p>2016-12-8313 HEMPSTEAD ISD ET AL VS. RUBY LEE BLACKMON AKA RUBY MELVIN, ET AL</p>	<p>LOT 10, IN BLOCK 127, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$6,750</p>	<p>R19897</p>
<p>2017-02-8334 WALLER CO., ET AL VS. BRADLEY C. WEST, ET UX</p>	<p>A TRACT OF LAND BEING 1.79 ACRES, MORE OR LESS, ALSO KNOWN AS LOT 7, BRUSHY CREEK NORTH, SECTION 3, A SUBDIVISION OF 25.6 ACRES OF LAND IN THE B.B.B. & C. RR. COMPANY SURVEY, ABSTRACT NUMBER 97, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 231, PAGE 627 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. ADJUDGED VALUE: \$9,820</p>	<p>R15617</p>
<p>2017-03-8364 HEMPSTEAD ISD ET AL VS. OSCAR FLUELLEN, ET AL</p>	<p>LOT 3, BLOCK 176, 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 \$6,750</p>	<p>R20133</p>

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.)**

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.** Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.

Successful bidders may pay for their property by business, personal or cashier check. NO CREDIT CARDS OR CASH 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.

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.