



PERDUE BRANDON

ATTORNEYS AT LAW

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CHANNELVIEW INDEPENDENT SCHOOL DISTRICT Property Available for Resale-Includes Tax Sales

This list represents only properties struck-off to the Channelview Independent School District as lead Plaintiff. Other properties that are located in Channelview ISD may be struck-off in name of Harris County or Harris County FWSD #6 or Harris County, but are generally not listed.

CASE # PREVIOUS OWNER LEGAL DESCRIPTION	JUDGMENT AMOUNT Post Judgment years	VALUE AT TIME OF JUDGMENT	ACCOUNT # ADDRESS (if available)	HCAD FACET MAP#
2001-04356 Shearers, Inc. Tr7A consisting of 0.220 acres, out of the Peter J. Duncan	\$11,617.87 + p/j years 2001-2002	\$23,960.00	042-093-000-0231 Waynesboro	5958C
2005-24661 Young, Elise H. Lot 12, Block 5, Forest River Estates, Harris County, Texas	\$8,184.50 plus p/j year 2006	\$9,300.00	083-624-000-0012 0 Laurelwood Drive	6059B
2004-42175 Elred William & Helen Louise Ackerman (Winn) Lot 31, Block 9, San Jacinto River Estates, Section 1	\$7,300.00 + p/j year 2005	\$7,300.00	068-113-009-0031 17614 River Road	6159A
2007-20313 Homes of San Antonio Tr 2 Forest River Estates Lot 26 Blk 6 .1653 acres Tr 3 Forest River Estates Lot 27 Blk 6 .1653 acres Tr 5 Forest River Estates Lot 21 Blk 7 .1653 acres Tr 6 Forest River Estates Lot 49 Blk 7 .1653 acres Tr 7 Forest River Estates Lot 4 Blk 11 .1604 acres Tr 8 Forest River Estates	\$38,149.16 + p/j year 2007	\$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00	083-625-000-0026 Water Oak 083-625-000-0027 Water Oak 083-626-000-0021 Water Oak 083-626-000-0049 Forest Trail 083-630-000-0004 Forest Trail 083-630-000-0020	6059B 6059B 6059C 6059C 6059C
2007-63987 Anne Heckler Lot 3, Block 11, 0.1700 acres, San Jacinto River Estates 1	\$33,181.27 + p/j years 2006 - current	\$143,863.00	068-113-011-0003 068-113-011-0021 320 Monmouth St	6059D

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2010-34252 <u>Margaret L. Mangiofico</u> Tract 68, Channelview Village U/R, Harris County, Texas	\$8,974.48 + p/j tax year(s) 2011	\$9,953.00	114-290-000-0067 0 Greenway St, Channelview, TX 77530	6059A STRUCK OFF TO HARRIS COUNTY WCID # 84
2009-06989 <u>Roylier, L.L.C.</u> Tract 2: Tract 9A, SE Part of Lot 9, Block 12, Old River Terrace, Section 3, Harris County, Texas	\$21,498.52+ p/j tax year(s)	Tract 2: \$41,631.00	Tract 2: 065-091-012-0030 0 Oak Ln	6059A
2011-28085 <u>Eldrige Charles Burnett</u> Lot 21 Block 8 Forest River Estates	\$8,061.44 + p/j tax year(s)	\$9,288.00	083-627-000-0021 0 Forest Trail Dr Channelview, TX 77530	6059C

***Prices listed are subject to post judgment taxes, penalties and interest. Post judgment years have been listed, but are not guaranteed to be accurate.**

→ If you would like to purchase property, you must submit an offer in writing to CISD Tax Office at 828 Sheldon Rd, Channelview, Texas 77530 (include the reason for the amount of the offer, in the event that it is less than the judgment amount). **If you have questions, contact Harris County Post-Judgment Dept. at Perdue Brandon Fielder Collins & Mott, LLP at 832-777-3373.**

→ If an offer is presented to the school board and approved, the property will be posted for resale via a **Public Auction**. PBFCM (Perdue, Brandon, Fielder, Collins & Mott) will notify the bidder of the auction date and time.

Tax Sales Information*

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 each Month between the hours of 10:00 am and 4:00 pm on the courthouse steps at a place designated by the commissioners' court. **(Family Law Center 1115 Congress Houston, TX)**

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

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PREVIOUS OWNER	AMOUNT	TIME OF	ADDRESS	MAP#
LEGAL DESCRIPTION	Post Judgment years	JUDGMENT	(if available)	

including any encroachments *prior* to bidding. **Neither PBFC&M nor the Tax Office can guarantee the title to any property. The tax 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.

- **FOR INFORMATION REGARDING HARRIS COUNTY PROPERTY ADDRESSES, MAPS, IMPROVEMENTS, ETC.: PLEASE VISIT www.hcad.org.**