

This list only represents property struck-off to Magnolia Independent School District as lead Plaintiff; other property is struck-off in name of Montgomery County, but generally not listed.

For more information, please contact Keila Smithers, mailing address 1235 North Loop West, Suite 600, Houston, Texas 77008, contact #, 713-862-1860 Ext. 6954, E-Mail Address ksmithers@pbfcm.com

Please see additional information at the bottom of this list. Perdue Brandon Fielder Collins & Mott, LLP does not guarantee that all information on this list is 100% accurate though efforts are made to keep the list as accurate as possible. This list may not represent all properties that are currently available for purchase through Resale. Feel free to contact Keila Smithers with any questions.

	PREVIOUS OWNER CASE NUMBER LEGAL DESCRIPTION	MINIMUM BID AT ORIGINAL TAX SALE	APPRAISED VALUE AT TIME OF JUDGMENT	ACCOUNT NUMBER	DATE OF TAX DEED
1.	Charles Alan Ludeke, Jr. 12-12-13528 Tract 2: Lot 32, Skylight Timbers, Montgomery County, Texas	\$5,110.03	\$7,290.00	00.8855.00.03200	7/18/2014 PENDING OFFER
2.	COMPASS BANK AS SUCCESSOR IN INTEREST TO RIVER OAKS BANK & TRUST COMPANY AS TRUSTEE OF THE PAUL EDWIN STRUBE & THE MARY ELIZABETH STRUBE TRUST, ET AL 14-02-01780 A 2 ACRE DRILL SITE RESERVE OUT OF THE MATTIE NEAL 87.42 ACRE TRACT OF LAND IN THE CYRUS T. WARD SURVEY, ABSTRACT 613, MONTGOMERY COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN VOLUME 380, PAGE 156 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME 1144, PAGE 193 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AS THE 2 ACRE TRACT BEING EXCLUDED FROM CONVEYANCE IN THAT PARTICULAR INSTRUMENT.	\$17,228.10	\$40,000.00	00.0613.00.00300	01/20/2016
3.	D'ALLEVA, DONNA, ET AL 15-04-03399 TRACT 42-I, AN APPROXIMATELY 1.249 ACRE TRACT IN ABSTRACT 78 THE JAMES BROWN SURVEY, MONTGOMERY COUNTY TEXAS, AS SHOWN ON THE MAPS OF THE MONTGOMERY CENTRAL APPRAISAL DISTRICT BEING THE SOUTH 381.62 FEET OF THE NORTH 717.27 FEET OF THE EASTERN 157.5 FEET OF THE 15 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS UNDER	\$10,716.71	\$24,980.00	00.0078.00.04224	9/13/2017 Not available until March 2018

	PREVIOUS OWNER CASE NUMBER LEGAL DESCRIPTION	MINIMUM BID AT ORIGINAL TAX SALE	APPRAISED VALUE AT TIME OF JUDGMENT	ACCOUNT NUMBER	DATE OF TAX DEED
	CLERK'S FILE NUMBER 8126468, SAVE AND EXCEPT THE PORTION THEREOF WHICH LIES SOUTH OF A CREEK THAT RUNS THROUGH THE REFERENCED 15 ACRE TRACT, SAID CREEK FORMS THE SOUTH BOUNDARY OF THIS TRACT				
4.	SHERRY L. DOUGLAS 16-09-10219 TRACT 6, IN THE W. T. DUNLAVEY SURVEY, A-168, MONTGOMERY COUNTY, TEXAS CALLED 1.09 ACRES BY THE APPRAISAL DISTRICT, BEING THE SAME TRACT CALLED 0.849 ACRES BY SURVEY, AS DESCRIBED ON EXHIBIT "A" OF A DEED RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 9527195.	\$11,845.34	\$30,520.00	00.0168.01.00600	9/13/2017 Not available until March 2018

- **SUBMITTING AN OFFER:** Submit/Mail required bid form to PBFCM at 1235 North Loop West, Suite 600, Houston, Texas 77008, or via fax 713-862-1429 or via email to Keila Smithers ksmithers@pbfc.com. Any offer submitted without the bid form will NOT be considered.
- **FOR INFORMATION REGARDING MONTGOMERY COUNTY PROPERTY ADDRESSES, MAPS, IMPROVEMENTS, ETC.:** PLEASE VISIT THE MONTGOMERY COUNTY APPRAISAL DISTRICT'S WEBSITE: www.mcad-tx.org. (Click on Records)
- **NOTE:** In most cases, taxes become due and owing between the date of judgment and the date of sale (post judgment taxes). All offers must provide for those post judgment taxes. Please contact Keila Smithers at ksmithers@pbfc.com or call 713-862-1860, ext. 6954 for post judgment tax amounts.
- ****BE AWARE THAT**:** once your offer is received, you will be notified within 45-60 days on whether your offer was accepted or rejected. If it is rejected, a reason will be provided. If it is accepted, you will be given 15 days to send in the full amount of your offer. If the funds are NOT received within that time frame, your offer will be rescinded.
- See [bid form](#) below (on the next page down).

OFFICIAL BID FORM-TAX RESALE PROPERTY

You may bid on any or all of the parcels available- *that do not already have an offer pending*. Please enter the amount you wish to bid, Magnolia Independent School District reserves the right to accept or reject any or all bids. **No title insurance or survey will be provided. Property is being sold “as is”, “where is” and “without warranty”.**

(All Resale Offers are to Include the Delinquent Post Judgment Taxes)

Cause Number	Account Number	Amount Offered for Resale Property	Amount due for Post-Judgment Taxes (if any)	Total Amount Offered for Property
			P/J Years Due: Amount Due:	
			P/J Years Due: Amount Due:	

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Tax code. I understand that I am responsible for post-judgment taxes, and I further understand that I am to provide for those taxes, if any, in the total amount offered for the property(ies). **I agree to indemnify the school district and its attorney and agent from any action or damages arising from the purchase of this property. Your filled out form may be mailed to the law firm: 1235 North Loop West, Suite 600, Houston, TX 77008, c/o Keila Smithers.**

Bidder's Name (Please Print or Type)
(Name wanted on deed)

Bidder's Signature

Bidder's Address (address wanted on deed)

Bidder's Telephone / Email Address

City

Zip

Date



Tammy J. McRae

Tax Assessor-Collector
Montgomery County

REQUEST FOR STATEMENT OF NO DELINQUENT TAXES OWED

Name (Requestor): _____

Phone #: _____

Address: _____

City, State Zip _____

Please provide the following information for each property you own or formerly owned in Montgomery County, Texas

<u>NAME</u>	<u>LEGAL DESCRIPTION</u>	<u>TAX ACCOUNT #</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Do you own your own business in Montgomery County, Texas? Yes No

if Yes, Name: _____

Are you a Partner or Officer of a business in Montgomery County, Texas? Yes No

if Yes, Name: _____

Do you have any ownership interest in any other property in Montgomery County, Texas? Yes No

<u>Name</u>	<u>Legal Description</u>	<u>Tax Account #</u>
_____	_____	_____

I hereby attest that the above information given by me is true and correct and that it includes all property that I have or have had an interest in during the past five (5) years. I further understand that falsifying this request is a Class B Misdemeanor.

Requestor's signature

Date

SUBSCRIBED AND SWORN BEFORE ME
this ____ day of, _____ 20 ____.

Notary Public in and for the State of Texas

** Note: There is a \$10.00 charge for each statement issued.*