

RESALES
for
SAN JACINTO COUNTY
TRUST PROPERTY

- 1) Tax foreclosure resales are available for sale by full purchase quotes at this time or will be scheduled for a public resale auction conducted by Constable of the county where the property is located.
- 2) All sales are without warranty of any kind. **Purchasers receive a Tax Deed or a 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 was due at time of Judgment and must be paid independently of the bid amount if purchased through a public auction.
- 4) For more information, please contact Claudia Zavala in the Houston Office at 832-777-3304 or czavala@pbfc.com.

SAN JACINTO COUNTY TRUST PROPERTY

Updated as of 4-5-2017

D-8402-12; WILLIS INDEPENDENT SCHOOL DISTRICT vs. CHARLES, LARRY, JR., ET AL (PJT 2015+) Struck Off Sale Date 12-6-2016 (Willis ISD & Lone Star)

BEING 23.36 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN R. JOHNSON SURVEY, ABSTRACT 179, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 27, PAGE 401, OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS. Account R47040/0179-000-0294. 2017 Value \$99,280

D-8774-14; San Jacinto County vs. Larry Zientek, et al (PJT 2016+)

Struck Off Sale Date 4-4-2017

BEING LOT 362, LAKESIDE VILLAGE #2, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 178, PAGE 453, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. Account # R72753

D-8790-14; San Jacinto County vs. Ernest L. Young, et al (PJT 2016+)

Struck Off Sale Date 4-4-2017

BEING LOT 32, BLOCK 12 OF WHISPERING PINES VILLAGE OF WATERWOOD, UNIT II, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 00-2555, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. Account R66777

D-8818-14; San Jacinto County vs. Larry W. Knigge (PJT 2016+)

Struck Off Sale Date 4-4-2017

BEING LOT 11, BLOCK 8, WATERWOOD GREENTREE VILLAGE #11A, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 7, PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS. Account R66276

D-8831-14; San Jacinto County vs. Robert E. Camp, et al (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 16, BLOCK 2, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS ACCORDING TO A MAP OR PLAT THEREOF, RECORDED IN VOLUME 115, PAGE 265 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. Account R52476

D-8832-14; San Jacinto County vs. Jared Davidson, et al (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 52, BLOCK 2, CAPE ROYALE, KINGS RIDGE SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 121, PAGE 375 OF THE DEED RECORD OF SAN JACINTO COUNTY, TEXAS. Account R52826

D-8833-14; San Jacinto County vs. Michael D. Boyles (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 7, BLOCK 4, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 115, PAGE 265, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. Account R52503

LOT 26, BLOCK 1, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 115, PAGE 265, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. Account R52432

D-8838-15; San Jacinto County vs. Roy Duncan, et al; (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 18, BLOCK 1 OF CAPE ROYALE, PINE HARBOUR SECTION, A SUBDIVISION, IN SAN JACINTO COUNTY, TEXAS AS SAID SUBDIVISION IDS DEPICTED UPON A PLAT THEREOF THAT IS RECORDED UNDER VOLUME 114, PAGE 385 OF THE DEED RECORDS OF SAN JACINTO COUNTY TEXAS AND THE PARTIAL REPLAT RECORDED IN VOLUME 59, PAGE 304 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY TEXAS, TO WHICH BOTH PLATS AND THEIR RECORDING REFERENCES ARE HEREBY MADE FOR ALL INTENTS AND PURPOSES. Account R52181

D-8839-15; San Jacinto County vs. SHY AZOULAY (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 2, BLOCK 6, CAPE ROYALE, FOREST COVE SECTION, SAN JACINTO COUNTY, TEXAS, AND FURTHER DESCRIBED ACCORDING TO THE PLAT OR MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK, SAN JACINTO COUNTY, TEXAS. Account R52132

D-8841-15; San Jacinto County vs. Flor Sanchez (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 1, BLOCK 1, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED, IN VOLUME 115, PAGE 265 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. Account R52407

LOT 2, BLOCK 1, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED, IN VOLUME 115, PAGE 265 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. Account R52408

D-8843-15; San Jacinto County vs. Randy C. Parker (PJT 2016+);

Struck Off Sale Date 4-4-2017

LOT 40, BLOCK 1, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SAID SUBDIVISION IS DEPICTED UPON A PLAT THEREOF THAT IS RECORDED UNDER VOLUME 115, PAGE 265 OF THE DEED RECORDS OF SAN JACINTO COUNT, TEXAS, TO WHICH PLAT AND ITS RECORDING REFERENCE IS HEREBY MADE FOR ALL INTENTS AND PURPOSES. Account R52446

D-8844-15; San Jacinto County vs. Judy M. Dailey, et al (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 14, BLOCK 1, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 115, PAGE 265 OF THE SAN JACINTO COUNTY TEXAS DEED RECORDS.

Account R52420

D-8845-15; San Jacinto County vs Kevin Deggs, et al (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 37, BLOCK 1, CAPE ROYALE, ROYALE GREENS SECTION, A SUBDIVISION SITUATED IN SAN JACINTO COUNTY, TEXAS, AS SAID SUBDIVISION IS DEPICTED UPON A PLAT OR MAP OR PLAT THEREOF THAT IS RECORDED IN VOLUME 115, PAGE 265 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, TO WHICH MAP OR PLAT AND ITS RECORDING REFERENCE IS HEREBY MADE FOR ALL INTENTS AND PURPOSES.

Account R52443

D-8846-15; San Jacinto County vs. Bradley Williams, McCalla (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 43, BLOCK 5, CAPE ROYALE, KING'S RIDGE SECTION II, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 34 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

Account R53033

D-8847-15; San Jacinto County vs. Jody Rapp, et al (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 4, BLOCK 6, PINE HARBOUR SECTION, CAPE ROYALE, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AND FURTHER DESCRIBED ACCORDING TO THE PLAT OR MAP RECORDED IN THE OFFICE OF SAN JACINTO COUNTY CLERK, SAN JACINTO COUNTY, TEXAS. Account R52269

D-8848-15; San Jacinto County vs. Joshua Peters (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 4, IN BLOCK 1, CAPE ROYALE, KING'S RIDGE SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SAID SUBDIVISION IS DEPICTED UPON A PLAT THEREOF THAT IS RECORDED UNDER VOLUME121, PAGE 375 OF THE DEED RECORDS, OF SAN JACINTO COUNTY, TEXAS, TO WHICH THE PLAT AND ITS RECORDING REFERENCE IS HEREBY MADE FOR AL INTENTS AND PURPOSES. Account R52715;

LOT 17, IN BLOCK 3, CAPE ROYALE, KING'S RIDGE SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SAID SUBDIVISION IS DEPICTED UPON A PLAT THEREOF THAT IS RECORDED UNDER VOLUME121, PAGE 375 OF THE DEED RECORDS, OF SAN JACINTO COUNTY, TEXAS, TO WHICH THE PLAT AND ITS RECORDING REFERENCE IS HEREBY MADE FOR AL INTENTS AND PURPOSES. Account R52854;

LOT 18, IN BLOCK 3, CAPE ROYALE, KING'S RIDGE SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SAID SUBDIVISION IS DEPICTED UPON A PLAT THEREOF THAT IS RECORDED UNDER VOLUME121, PAGE 375 OF THE DEED RECORDS, OF SAN JACINTO COUNTY, TEXAS, TO WHICH THE PLAT AND ITS RECORDING REFERENCE IS HEREBY MADE FOR AL INTENTS AND PURPOSES. Account R52855;

LOT 32, IN BLOCK 2, CAPE ROYALE, KING'S RIDGE SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SAID SUBDIVISION IS DEPICTED UPON A PLAT THEREOF THAT IS RECORDED UNDER VOLUME121, PAGE 375 OF THE DEED RECORDS, OF SAN JACINTO COUNTY, TEXAS, TO WHICH THE PLAT AND ITS RECORDING REFERENCE IS HEREBY MADE FOR AL INTENTS AND PURPOSES. Account R52807;

LOT 36, IN BLOCK 2, CAPE ROYALE, KING'S RIDGE SECTION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SAID SUBDIVISION IS DEPICTED UPON A PLAT THEREOF THAT IS RECORDED UNDER VOLUME121, PAGE 375 OF THE DEED RECORDS, OF SAN JACINTO COUNTY, TEXAS, TO WHICH THE PLAT AND ITS RECORDING REFERENCE IS HEREBY MADE FOR AL INTENTS AND PURPOSES. Account R52811

D-8849-15; San Jacinto County vs. Jerry Cochran (PJT 2016+)

Struck Off Sale Date 4-4-2017

LOT 31, BLOCK 2, CAPE ROYALE, KING RIDGE SECTION #1, IN SAN JACINTO COUNTY, TEXAS, AND FURTHER DESCRIBED ACCORDING TO PLAT OR MAP RECORDED IN THE OFFICE OF THE SAN JACINTO COUNTY CLERK, SAN JACINTO COUNTY, TEXAS.

Account R52806

D-8853-15; San Jacinto County vs. Kimberly Cox (PJT 2015+)

Struck Off Sale Date 12-1-2015

BEING LOT FOUR HUNDRED FIFTY-NINE (459), BLOCK THREE (3), SECTION TWO (2), HOLIDAY SHORES SUBDIVISION NO. 2, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESSCRIBED IN DOCUMENT 03-6024, OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS. ACCT. #2102-200-4590/ R59176

BEING LOT FOUR HUNDRED THIRTY-NINE (439), BLOCK THREE (3), SECTION TWO (2), HOLIDAY SHORES SUBDIVISION NO. 2, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESSCRIBED IN DOCUMENT 04-5715, OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, TEXAS. ACCT. #2102-200-4390/R59156

END OF LIST

NOTE

All the properties listed are held in trust by taxing jurisdictions for itself and any other taxing units participating in the judgment granted and original constable sale wherein the properties were struck off to the taxing authorities because no bids were received at the constable sale.

**At this time, these properties are only being offered through a Full Purchase Quote.
(All taxes due, all court costs due and an approved bid application)**

Please see required bid application form below if you are purchasing a property.
(A \$10 application fee in cash, check or money order is payable to the San Jacinto County Tax Office)
A deed will not be issued until there is a bid application approval on file with San Jacinto Tax Office.

If properties are not sold through a purchase quote, they will be reoffered at a later date in a public resale auction.

After you have researched property information and decide to purchase property, you may contact Claudia Zavala at czavala@pbfc.com at our Houston Office at 832-777-3304 for a written purchase quote. The formal written purchase quote requested will be sent to purchaser by email. District Clerk Office and Tax Offices will also receive purchase quote so that they are aware of who to expect to pay for the property. Amounts due should be paid by purchaser within 5 days of the date of Purchase Quote.

Offices and websites that are helpful with your research are the following:

(For values and maps to locate property)
San Jacinto County Appraisal District
99 Slade Street
Coldspring, TX 77331
936-653-1450
www.sjcad.org

(For taxes due to San Jacinto County taxing jurisdictions including Coldspring Oakhurst Consolidated ISD and Shepherd ISD, etc.)
San Jacinto Tax Office
111 State Highway 150, Room C5
Coldspring, TX 77331
936-653-3292
www.sjc-tax.com

(For taxes due to Cape Royale Utility District)
Cape Royale Utility District Tax Office
936-653-4861

(For taxes due to Willis ISD & Lone Star College)
Montgomery County Tax Office
936-539-7897

(For taxes due to Cleveland ISD)
Liberty County Tax Office
281-593-8415

(For a written Purchase Quote to buy property)
Perdue Brandon Fielder Collins & Mott, LLP
Contact: Claudia Zavala
832-777-3304
czavala@pbfc.com

REQUEST FOR STATEMENT OF DELINQUENCY
Required Before Receiving Tax Sale Deed

CPRC Sec. 34.0445/PERSONS ELIGIBLE TO PURCHASE REAL PROPERTY.

- a. An officer conducting a sale of real property under this subchapter may not execute or deliver a deed to the purchaser of the property unless the purchaser exhibits to the officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale is conducted has determined that:
 - 1. there are no delinquent ad valorem taxes owed by the person to that county; and
 - 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- b. An individual may not bid on or purchase the property in the name of any other individual. An officer conducting a sale under this subchapter may not execute a deed in the name of or deliver a deed to any person other than the person who was the successful bidder.
- c. The deed executed by the officer conducting the sale must name the successful bidder as the grantee and recite that the successful bidder exhibited to that officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale was conducted determined that:
 - 1. there are no delinquent ad valorem taxes owed by the person to that county; and
 - 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- d. If a deed contains the recital required by Subsection
 - 1. it is conclusively presumed that this section was complied with.
 - 2. A person who knowingly violates this section commits an offense. An offense under this subsection is a Class B misdemeanor.
 - 3. To the extent of a conflict between this section and any other law, this section controls.

The person making this request (this form) must sufficiently identify any property subject to taxation in the County that the person currently owns or formerly owned. This request must be sworn to and signed by the person requesting it and must provide a current address to which the tax office statement will be sent.

Violation of the State law is a criminal offense (Class B misdemeanor) and any sale conducted in violation of it shall be void. In addition, a person may be subject to a penalty of 20% of the market value of the property for failing to comply with the terms of the sale. (See Chapter 34, Sections 34.0445 & 34.015 of the Property Tax Code and Rule 652, Rules of Civil Procedure.)

Complete all the information requested in the box below:

Name: _____ (Print name of Bidder/Purchaser)

Address: _____ (Print Bidder/Purchaser Mailing Address)

City, State, Zip: _____

Telephone: (____) _____

"I, whose name and address appear above and whose signature appears below, swear that I have described, in the space(s) below, any property that I own, formerly owned or own a property interest in that is in or subject to taxation by San Jacinto County.

(Indicate relevant account numbers or "None" if no current or former property is owned or formerly owned by the person named above and whose signature appears below)

Signature (Required)

BEFORE ME, the undersigned authority, on this the ____ day of _____, 201____, personally appeared the person named above, whose signature I witnessed, and swore under oath that the information provided above is true and correct to the best of his / her knowledge and belief and has read the attached Constable Tax Sale Instructions.

(seal)

Notary Public in and for the State of Texas

"I, Kelly Wineinger, San Jacinto County Tax Assessor-Collector, have determined that there are are not delinquent property taxes owed to the County, and no delinquent taxes known or reported by the school districts or the municipalities with territory in San Jacinto County. The amount of taxes owed to the County is _____; amount owed to other school districts or municipalities is _____.

Date of Issuance: _____ Expires:(90 days from issuance)

Kelly Wineinger, Tax Assessor/Collector