



**MONTGOMERY COUNTY SALES FOR JULY 2, 2024**

**LOCATION:** <https://montgomery.texas.realforeclose.com>

**TIME: 10 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) For more information regarding any sale listed below, please contact the PBFHM Houston office at (713) 862-1860 or ksmithers@pbfcm.com.
- 5)

<b>Cause No:</b>		<b>Legal Description:</b>			<b>Cad Account #</b>
<b>District Court:</b>	<b>Style of Case:</b>	<b>Property Address (Per Appraisal District):</b>	<b>Adjudged Value:</b>	<b>Estimated Minimum:</b>	<b>Other Account</b>
<b>Judgment Date:</b>					
21-02-02654	WILLIS INDEPENDENT SCHOOL DISTRICT vs. RICHARDSON, EARNESTINE MARIE, ET AL	THE NORTH PART LOT TWO (2), BLOCK FORTY ONE (41), WILLIS TOWNSITE, LOCATED IN MONTGOMERY COUNTY, TEXAS, ALONG WITH ALL IMPROVEMENTS LOCATED THEREON AND BEING MORE PARTICULARLY DESCRIBED IN CLERK S FILE NUMBER 2006-039212 OF THE REAL	\$147,590.00	\$57,294.78	0095700042401
284TH District Court					
23-Mar-23					

		PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.  205 YOUNG ST, WILLIS, TX 77378			
21-06-08224  284TH District Court  26-May-22	MAGNOLIA INDEPENDENT SCHOOL DISTRICT vs. HUTCHINGS, MARCUS A., ET AL	BEING A 1.3486 ACRE TRACT OF LAND OUT OF A CERTAIN 21.24156 ACRE TRACT OF LAND OUT OF AND PART OF THE WILLIAM GIBSON SURVEY, ABSTRACT NO. 240, MONTGOMERY COUNTY, TEXAS. AND BEING MORE  <b>PULLED</b>  MONTGOMERY COUNTY, TEXAS.  30311 BEYETTE RD, MAGNOLIA, TX 77355			000240000129
21-06-08236  284TH District Court  28-Jul-22	MAGNOLIA INDEPENDENT SCHOOL DISTRICT vs. CHING, SUNG YUEN	LOT 1, BLOCK 4, CLEAR CREEK FOREST, SECTION 11, A SUBDIVISION IN MONTGOMERY COUNTY,  <b>PULLED</b>  RECORDS OF MONTGOMERY COUNTY, TEXAS.			0034151102600
22-05-06507  284TH District Court  28-Jan-23	MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT # 46 vs. DUMAN ALETA	LOT THIRTY-SIX (36), BLOCK ONE (1), OF THE WOODLANDS VILLAGE OF ALDEN BRIDGE, SECTION NINETY-SEVEN (97), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE  <b>PULLED</b>  COUNTY, TEXAS.  22 E BURBERRY CIR,			97199703600
22-06-07157  284TH District Court	CITY OF MONTGOMERY vs. JONES, MATT	<b>PULLED</b>  MONTGOMERY COUNTY, TEXAS, BEING MORE			0000310107307

23-Feb-23		PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE NUMBER 9517545 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.			
23-01-00140 284TH District Court 27-Jul-23	WILLIS INDEPENDENT SCHOOL DISTRICT vs. MENDOZA, VELMA T.	LOT 41, TEXAS NATIONAL COUNTRY CLUB HOMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A. SHEET 190, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.	\$10,030.00	\$8,997.41	0092332504100
23-02-02451 284TH District Court 27-Jul-23	CONROE MUNICIPAL UTILITY DISTRICT #1 vs. CURRY, VICKI A.	LOT FIFTEEN (15), IN BLOCK THREE (3), OF BARTON CREEK RANCH SEC. 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z , SHEETS 4814-4821, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.  3408 HICKORY LEAF CT, CONROE, TX 77301	\$362,910.00	\$29,252.09	24960008500
23-05-07268 284TH District Court 27-Oct-23	MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT # 60 vs. THE GREENER PEOPLE CORPORATION , LLC	LOT 3, IN BLOCK 2 OF THE VILLAS, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF  <b>PULLED</b>  11 OLMSTEAD ROW			92620001200

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT  
[WWW.MCAD-TX.ORG](http://WWW.MCAD-TX.ORG)