



HARRIS COUNTY PCT. 4 SALES FOR AUGUST 6, 2024

LOCATION: Bayou City Event Center

9401 Knight Road, Houston, TX 77045

TIME: 10:00 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) As required by the Texas Property Tax Code Section 34.011, IF ADOPTED IN THE COUNTY WHERE THE SALE IS BEING HELD, a bidder must register with the county Tax Assessor Collector in order to participate in the tax sale of delinquent real properties. This registration must be renewed annually. Contact the officer conducting the sale for more information about this requirement.
- 5) For more information regarding any sale listed below, please contact the PBFCM Houston office at (713) 862-1860 or jhynson@pbfc.com.



PERDUE BRANDON

ATTORNEYS AT LAW

	Cause No:		Legal Description (Per Appraisal District):			Cad Account #
	District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Other Account
	Judgment Date:					
1.	201802986 189TH DISTRICT COURT 11-Apr-24	TOMBALL INDEPENDENT SCHOOL DISTRICT vs. MUSHROOM ENTERPRISE S, INC., ET AL	TR 268B TOMBALL OUTLOTS 0 PITCHFORD ST, TOMBALL, TX 77375 -	\$163,132.00	<u>\$59,329.65</u>	0352880000268
2.	201835697 127TH DISTRICT COURT 15-Feb-24	TOMBALL INDEPENDENT SCHOOL DISTRICT vs. CONNIE DEE HUGHES	LT 20 BLK 12 TOMBALL 0 HOUSTON ST, TOMBALL, TX 77375	\$31,980.00	<u>\$19,288.33</u>	0352580120020
3.	201882013 133RD DISTRICT COURT 26-Sep-23	OVATION SERVICES, LLC VS. ROBERT HERNDON, ET AL	LT 6 BLK 12 BONAIRE SEC 2 13910 FLEUR DE LIS BLVD, CYPRESS, TX 77429	\$201,456.00	<u>\$160,335.22</u>	1088420000006
4.	202012203 133RD DISTRICT COURT 18-Aug-23	HARRIS COUNTY, ET AL vs. JAYESH D. PATEL, AKA JAYESHKU MAR DHANJIBHAI PATEL, ET AL	LT 116 BLK 37 CYPRESSWOOD SEC 12 3639 CYPRESSDALE DR, SPRING, TX 77388	\$313,266.00	<u>\$36,613.92</u>	1147650370116

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5.	202036404 333RD DISTRICT COURT 15-Apr-24	HUMBLE INDEPENDENT SCHOOL DISTRICT vs. AYMAN MALKI, ET AL	LT 93 CONTINENTAL PLAZA SEC 1 U/R 0 CONTINENTAL PKY, HUMBLE, TX 77346	\$79,000.00	<u>\$16,881.29</u>	1162750000099
6.	202036404 333RD DISTRICT COURT 15-Apr-24	HUMBLE INDEPENDENT SCHOOL DISTRICT vs. AYMAN MALKI, ET AL *** Selling with Sale # 5 ***	LT 64 CONTINENTAL PLAZA SEC 1 U/R 0 PACIFIC DR, HUMBLE, TX 77346	\$0.00	\$0.00	1162750000064

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7.	202036464 129TH DISTRICT COURT 19-Feb-24	HUMBLE INDEPENDENT SCHOOL DISTRICT vs. YAP JACINTO AND ALL UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS, OR OTHER UNKNOWN OWNERS, ADVERSE CLAIMANTS OWNING OR CLAIMING ANY LEGAL OR EQUITABLE INTEREST IN AND TO SUCH PROPERTY. *** Selling with Sale # 8 ***	LT 271 CONTINENTAL PLAZA SEC 1 U/R 0 ATLANTIC DR, HUMBLE, TX 77346	\$0.00	\$0.00	1162750000277

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8.	202036464 129TH DISTRICT COURT 19-Feb-24	HUMBLE INDEPENDENT SCHOOL DISTRICT vs. YAP JACINTO AND ALL UNKNOWN HEIRS, SUCCESSORS OR ASSIGNS, OR OTHER UNKNOWN OWNERS, ADVERSE CLAIMANTS OWNING OR CLAIMING ANY LEGAL OR EQUITABLE INTEREST IN AND TO SUCH PROPERTY.	LT 272 CONTINENTAL PLAZA SEC 1 U/R 0 ATLANTIC DR, HUMBLE, TX 77346	\$19,000.00	<u>\$6,692.52</u>	1162750000278
9.	202064349 281ST DISTRICT COURT 13-Sep-23	HARRIS COUNTY, ET AL VS. MARGARITA GARCIA, ET AL	LT 99 BLK 1 KENSWICK FOREST SEC 6 20835 BONHAM PARK LN, HUMBLE, TX 77338	\$210,291.00	<u>\$25,763.58</u>	1278660010099
10.	202077795 127TH DISTRICT COURT 18-Jan-24	SPRING INDEPENDENT SCHOOL DISTRICT vs. LISA CAMPBELL, ET AL	LT 19 BLK 5 OLDE OAKS SEC 1 15027 WALTERS RD, HOUSTON, TX 77068	\$363,447.00	<u>\$158,763.32</u>	1085650000019

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11.	202109848 281ST DISTRICT COURT 29-Dec-22	KLEIN INDEPENDENT SCHOOL DISTRICT vs. BCP GROUP CITE, LLC.	RES A6 BLK 1 FOUR SEASONS BUSINESS PARK BELTWAY 6315 N SAM HOUSTON PKY W, HOUSTON, TX 77086	\$2,528,836.00	<u>\$419,081.06</u>	1358670010007
12.	202251971 334TH DISTRICT COURT 22-May-23	HARRIS COUNTY, ET AL VS. ELENA UVAROVA, AKA YELENA UVAROVA, ET AL	LT 2 BLK 46 TIMBER LANE SEC 4 2807 WOOD RIVER DR, SPRING, TX 77373	CANCELLED		
13.	202264123 80TH DISTRICT COURT 28-Dec-23	HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 109 VS. JIN HOSPITALITY LTD.	RES A A1 & A1-C A1-D BLK 1 SUITES HOTEL BEST WESTERN-NORTHWEST ROYAL 4434 FM 1960 RD W # 70, HOUSTON, TX 77068	\$2,432,835.00	<u>\$96,101.01</u>	1200710010001

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