



HARRIS COUNTY PCT. 5 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.	201969538 11TH DISTRICT COURT 17-Oct-23	HARRIS COUNTY vs. YAO TONG XIN, ET AL	LT 15 BLK 13 WHISPERING OAKS SEC 4 23 GESSNER RD, HOUSTON, TX 77024	\$1,052,188.00	\$162,315.98	0932320000015
2.	202070621 334TH DISTRICT COURT 25-Apr-24	CITY OF HOUSTON vs. CHUKWUM A NWACHUK WU	LT 96 BLK 2 ASHFORD GARDENS 12539 JADE TREASURE DR, HOUSTON, TX 77072	\$84,623.00	\$15,042.59	1254260020096
3.	202070621 334TH DISTRICT COURT 25-Apr-24	CITY OF HOUSTON vs. CHUKWUM A NWACHUK WU *** Selling with Sale # 2 ***	LT 105 BLK 2 ASHFORD GARDENS 12503 JADE TREASURE DR, HOUSTON, TX 77072	\$0.00	\$0.00	1254260020105
4.	202307371 334TH DISTRICT COURT 15-Apr-24	SPRING BRANCH INDEPENDENT SCHOOL DISTRICT vs. FAIRPORT VENTURES, LLC, ET AL	UNIT 6 BLDG T .002290 INT COMMON LAND & ELE GEORGETOWN T/H PH 2 12969 TRAIL HOLLOW DR, HOUSTON, TX 77079	\$247,483.00	\$28,374.39	1117390000006

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT WWW.HCAD.ORG.