



**HOUSTON COUNTY SALES FOR AUGUST 6, 2024
SCHEDULED FOR 1:30 O'CLOCK P. M.
Tax Sales Information***

- 1) Tax foreclosure sales are conducted by the Sheriff or a 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. on the courthouse steps at a place designated by the commissioners' court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff's 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", "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) **"Post Judgment" 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 Taylor White, at the PBFcm office at (903) 597-7664 or tmwhite@pbfcm.com.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

Cause No.	Legal Description/Address (if available)	Estimated Minimum Bid	Appraised Value	Notes
<p>Cause No. 10-0082 Houston County vs. William Gladstone Murray & Thelma L. Murray</p> <p>Judgment 11/15/2024</p>	<p>BEING 9.974 ACRES, PART OF THE DAN MCLEAN SURVEY, ABSTRACT NUMBER 57, AS DESCRIBED IN DEED RECORDED IN VOLUME 480, PAGE 367, ON INSTRUMENT FILED AUGUST 13, 1971, HOUSTON COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF HOUSTON COUNTY UNDER ACCOUNT NUMBER 00057-00290-00000-000047</p> <p>SUBJECT TO POST JUDGMENT TAXES TO HOUSTON COUNTY TAX OFFICE FOR \$2,571.92 AND THE HOUSTON COUNTY APPRAISAL DISTRICT FOR \$3,076.44</p>	<p>\$19,560.09</p>	<p>\$56,900.00</p>	<p>HOUSTON COUNTY CROCKETT ISD</p>
<p>Cause No. 21-0031 Houston County vs. Thomas Frank Krenek, et al</p> <p>Judgement 12/6/2021</p>	<p>Tract 1: BEING 11.612 ACRES, MORE OR LESS, OUT OF THE E. C. HALLMARK SURVEY, ABSTRACT 565, AS DESCRIBED IN PARTITION DEED IN DOCUMENT # 1406355, FILED ON NOVEMBER 25, 2014, HOUSTON COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF HOUSTON COUNTY UNDER ACCOUNT NUMBER 00565-00060-00000-000242</p> <p>Tract 3: BEING AN IMPROVEMENT ONLY CONSISTING OF A 13 OAK MANOR 3308 MOBILE HOME HUD# NTA1614384 SER# OC11425850A INSTALLED IN HOUSTON COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF HOUSTON COUNTY TAX OFFICE UNDER ACCOUNT #08000-00565-34430-000000</p> <p>SUBJECT TO POST JUDGMENT TAXES TO HOUSTON COUNTY TAX OFFICE FOR \$5,365.40 AND THE HOUSTON COUNTY APPRAISAL DISTRICT FOR \$7,830.14</p>	<p>\$14,696.35</p>	<p>\$76,440.00</p> <p>\$61,970.00</p>	<p>HOUSTON COUNTY CROCKETT ISD CITY OF CROCKETT</p>

<p>Cause No. 21-0031 Houston County vs. Thomas Frank Krenek, et al</p> <p>Judgement 12/6/2021</p>	<p>Tract 2: BEING 0.330 ACRES, MORE OR LESS, OUT OF THE JNO J. ELLIS SURVEY, ABSTRACT 374, AS DESCRIBED IN PARTITION DEED IN DOCUMENT # 1406355 FILED ON NOVEMBER 25, 2014, HOUSTON COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF HOUSTON COUNTY UNDER ACCOUNT NUMBER 00374-00150-00000-00242</p> <p><u>SUBJECT TO POST JUDGMENT TAXES TO HOUSTON COUNTY TAX OFFICE FOR \$73.11 AND THE HOUSTON COUNTY APPRAISAL DISTRICT FOR \$106.41</u></p>	<p>\$870.04</p>	<p>\$1,580.00</p>	<p>HOUSTON COUNTY LOVELADY ISD</p>
<p>Cause No. 22-0193 Houston County vs. Teresa Westbrook</p> <p>Judgement 5/30/2023</p>	<p>Tract 1: BEING 2.709 ACRES, PART OF A 4.709 ACRE TRACT, PART OF THE D. THORTON SURVEY, ABSTRACT NUMBER 1122, AS DESCRIBED IN DEED ON INSTRUMENT #1900918, DATED MARCH 28, 2019 , HOUSTON COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF HOUSTON COUNTY UNDER ACCOUNT NUMBER 01122-00070-00000-000017</p> <p><u>SUBJECT TO POST JUDGMENT TAXES TO HOUSTON COUNTY TAX OFFICE FOR \$316.91 AND THE HOUSTON COUNTY APPRAISAL DISTRICT FOR \$592.70</u></p>	<p>\$6,119.15</p>	<p>\$37,160.00</p>	<p>HOUSTON COUNTY GRAPELAND ISD</p>
<p>Cause No. 22-0193 Houston County vs. Teresa Westbrook</p> <p>Judgement 5/30/2023</p>	<p>Tract 2: BEING 2.00 ACRES, MORE OR LESS, PART OF A 4.709 ACRE TRACT, PART OF THE D. THORTON SURVEY, ABSTRACT NUMBER 1122, AS DESCRIBED IN DEED ON INSTRUMENT #1900918, DATED MARCH 28, 2019 , HOUSTON COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF HOUSTON COUNTY UNDER ACCOUNT NUMBER 01122-00060-00000-000017</p> <p><u>SUBJECT TO POST JUDGMENT TAXES TO HOUSTON COUNTY TAX OFFICE FOR \$986.05 AND THE HOUSTON COUNTY APPRAISAL DISTRICT FOR \$1,844.19</u></p>	<p>\$21,921.03</p>	<p>\$109,520.00</p>	<p>HOUSTON COUNTY GRAPELAND ISD</p>

<p>Cause No. 24-0005 Houston County vs. Eugene Taylor, et al Judgement 5/8/2024</p>	<p>Tract 2: BEING 0.50 ACRE, MORE OR LESS, IN THE CITY OF GRAPELAND, PART OF THE J. ERWIN SURVEY, ABSTRACT NUMBER 396, AS DESCRIBED IN THE DEED RECORDED IN INSTRUMENT# 1600260, DATED JANUARY 20, 2016, HOUSTON COUNTY, TEXAS. BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF HOUSTON COUNTY UNDER ACCOUNT NUMBER 00396-00640-00000-000062</p>	<p>\$13,493.68</p>	<p>\$55,690.00</p>	<p>HOUSTON COUNTY CITY OF GRAPELAND GRAPELAND ISD</p>
<p>Cause No. 24-0005 Houston County vs. Eugene Taylor, et al Judgement 5/8/2024</p>	<p>Tract 5: BEING LOT 6, BLOCK 1, OF THE NOLAN HUFF RE-SUBDIVISION OF BLOCK 1 OF THE GEORGE E. DARSEY ESTATE SUBDIVISION, OUT OF THE JOHN ERWIN SURVEY, ABSTRACT# 396, AS DESCRIBED IN THE DEED RECORDED IN INSTRUMENT 1305597, DATED DECEMBER 26, 2013, HOUSTON COUNTY, TEXAS. BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE HOUSTON COUNTY TAX OFFICE UNDER ACCOUNT# 05460-00050-00000-000000.</p>	<p>\$</p>	<p>\$69,510.00</p>	<p>HOUSTON COUNTY CITY OF GRAPELAND GRAPELAND ISD</p>

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