



HARRIS COUNTY PCT. 5 SALES FOR NOVEMBER 5, 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.	2013-21650 165TH DISTRICT COURT 11-Jul-18	SPRING BRANCH INDEPENDENT SCHOOL DISTRICT vs. LESA MUESCHKE	UNIT 14 BLDG A 1.27 INT COMMON LAND & ELE SPRINGWOOD FOREST T/H CONDO 10018 KNOBOAK DR. #14, HOUSTON, TX 77080	CANCELLED		
2.	202178601 269TH DISTRICT COURT 3-Jul-24	DDH FUND, LP, vs. RAD DIVERSIFIED REIT, INC.	LT 8 BLK 2 LANCASTER SEC 1 PAR R/P 19918 GREAT ELMS DR, CYPRESS, TX 77433	CANCELLED		
3.	202240041 333RD DISTRICT COURT 20-Jun-24	ALIEF INDEPENDENT SCHOOL DISTRICT vs. CARLOS ERNESTO LINARES, ET AL	TH 15004 BLDG O .00322 INT COMMON LAND & ELE WILCREST PARK CONDO SEC 2C 8323 WILCREST DR 5004, HOUSTON, TX 77072	\$71,871.00	<u>\$11,423.90</u>	1146150150002

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4.	202303440 55TH DISTRICT COURT 25-Jun-24	ALIEF INDEPENDENT SCHOOL DISTRICT vs. MAX MANAGEMENT LLC, ET AL	LT 13 BLK 16 BELLAIRE WEST SEC 8 11303 HAZEN ST, HOUSTON, TX 77072	\$250,328.00	<u>\$13,233.56</u>	1013590000013
5.	202303555 152ND DISTRICT COURT 20-Jun-24	ALIEF INDEPENDENT SCHOOL DISTRICT vs. BACHVAN THI NGUYEN, ET AL	LT 18 BLK 7 GLENSHANNON SEC 1 10706 SHANNON HILLS DR, HOUSTON, TX 77099	\$204,605.00	<u>\$14,218.47</u>	1030320000018
6.	202338667 215TH DISTRICT COURT 24-Apr-24	HARRIS COUNTY, ET AL vs. SUSAN E. HINZ	LT 50 BLK 5 KIRKWOOD COUNTRY SEC 1 R/P 11634 GLENWOLDE DR, HOUSTON, TX 77099	\$209,199.00	<u>\$5,501.84</u>	1129440000050
7.	202359395 152ND DISTRICT COURT 7-May-24	CYPRESS-FAIRBANKS INDEPENDENT SCHOOL DISTRICT, ET AL VS. WOODLON HOLMAN	LT 58 BLK 2 BERKSHIRE SEC 10 16039 PORTMANSHIRE LN, HOUSTON, TX 77084	CANCELLED		

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8.	202314342 281ST DISTRICT COURT 31-Jul-2023	HARRIS COUNTY MUNICIPAL UTILITY DISTRICT #287 VS. SAMORYS REALTIES, LLC	LT 38 BLK1 WATERSTONE SEC 10 22514 LAVENDER KNOLL LN, KATY, TX 77449	\$288,220.00	<u>\$10,306.53</u>	1357600010038

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