



MONTGOMERY COUNTY SALES FOR NOVEMBER 5, 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 PBFCM Houston office at (713) 862-1860 or ksmithers@pbfc.com.

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Other Account
Judgment Date:					
22-03-03567 284TH District Court 27-Oct-22	WILLIS INDEPENDENT SCHOOL DISTRICT vs. THOMPSON, PATRICIA A. ALSO KNOWN AS PRITZEN, PATRICIA A., INDIVIDUALLY AND AS TRUSTEE OF THE LYDIA A.	LOT NINETEEN (19), IN BLOCK ONE (1), OF TEXAS NATIONAL, SECTION ONE (1), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 189 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.	\$305,250.00	\$37,944.06	0092330001900

	THOMPSON TRUST AND AS THE SOLE HEIR OF LYDIA A. THOMPSON	12076 MAVERICK DR, WILLIS, TX 77378			
22-04-05316 284TH District Court 23-Feb-23	WILLIS INDEPENDENT SCHOOL DISTRICT vs. WOOD, DEVIN WAYNE	0.34 ACRES OF LAND IN ABSTRACT 313, THE GEORGE W. LONIS SURVEY, CALLED TRACT 90 ON THE PROPERTY TAX ROLL, BEING THE PROPERTY DESCRIBED IN A DEED RECORDED IN VOLUME 1003 PAGES 74-76 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. 12283 OLD MONTGOMERY RD, WILLIS, TX 77318	\$109,020.00	TBD	0003130109100
22-05-05932 284TH District Court 15-Dec-22	WILLIS INDEPENDENT SCHOOL DISTRICT vs. NELSON, NANCY G. ALSO KNOWN AS SIEGEL, NANCY G.	LOT 1 OF LYNDON HEIGHTS SUBDIVISION, A SUBDIVISION OF A 6.86 ACRE TRACT OF LAND BEING PART OF A 8.53 ACRE TRACT CONVEYED C.A. JOHNSON DESCRIBED IN VOLUME 489, PAGE 444 OF THE DEED OF RECORDS OF MONTGOMERY COUNTY, TEXAS, IN THE JAMES ELKINS SURVEY, A-198, A PLAT OF SAME RECORDED IN VOLUME 7, PAGE 299 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. 2022-FORWARD P/J YEARS	\$15,090.00	\$9,685.38	0069370000110
22-07-08803 284TH District Court 16-Nov-23	MAGNOLIA INDEPENDENT SCHOOL DISTRICT vs. SAILORS, ERIC W.	LOT 317, STAGECOACH FARMS, SECTION 8, LOCATED IN MONTGOMERY COUNTY, TEXAS, BEING 0.40 ACRES, MORE OR LESS. 2023-FORWARD P/J YEARS	\$20,400.00	\$6,195.81	0090200815000
22-07-09346 284TH District Court	MAGNOLIA INDEPENDENT SCHOOL DISTRICT vs. EVANS, JOYCE	A TRACT OF LAND BEING 2.252 ACRES, MORE OR LESS, IN THE SOLOMON BROWN SURVEY, ABSTRACT 5, MONTGOMERY COUNTY, KNOWN AS LOT 3, BLOCK 2, HOLLY SPRINGS, SECTION #5,	\$72,560.00	\$12,812.71	0058800500600

20-Nov-23	OLIVIA PETTY, ET AL	BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 991, PAGE 636 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS. 2022-FORWARD P/J YEARS			
22-07-09628 284TH District Court 27-Oct-23	MAGNOLIA INDEPENDENT SCHOOL DISTRICT vs. TORRES, JOSE REYES HERNANDEZ, ET AL	LOT 13, BLOCK 37, HAZY HOLLOW EAST ESTATES, SECTION 6, MONTGOMERY COUNTY, TEXAS, BEING 0.5413 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED IN CLERK'S FILE NUMBER 2013117812 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS. 2023-FORWARD P/J YEARS	\$380,230.00	\$25,831.64	0057600602500
22-07-09709 284TH District Court 23-Mar-23	WILLIS INDEPENDENT SCHOOL DISTRICT vs. GALICIA, GUILLERMINA A., ET AL	AN APPROXIMATELY 2.6 ACRE TRACT OR PARCEL OF LAND, OUT OF AND PART OF BLOCK THIRTY-FOUR (34) OF ARROWHEAD LAKES, SECTION EIGHT (8), A SUBDIVISION OF 76.39 ACRES, SITUATED IN THE G.W. LONIS SURVEY, A-313 AND IN THE SAMUEL LINDLEY SURVEY, A-23 OF MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 18 (FORMERLY VOLUME 9, PAGE 36) OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 2005-052373. 14967 INDIAN HILL TRL, WILLIS, TX 77378 2023-FORWARD P/J YEARS	\$763,430.00	\$34,015.05	0021600895000
23-05-07151	WILLIS INDEPENDENT	LOT 731, CONSISTING OF 2.4755 ACRES OF LAND, MORE	\$166,360.00	\$14,933.26	0084700032900

<p>284TH District Court</p> <p>27-Oct-23</p>	<p>SCHOOL DISTRICT vs. MARTINEZ, MARIA D.</p>	<p>OR LESS, OF ROYAL FOREST ESTATES, SECTION 1 AN UNRECORDED SUBDIVISION, OUT OF THE JOSE M. DE LA GARZA SURVEY, ABSTRACT 15, LOCATED IN MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED UNDER CLERK'S FILE NO. 2009052408 OF THE OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS.</p> <p>&</p> <p>LOT 730, CONSISTING OF 2.5760 ACRES OF LAND, MORE OR LESS, OF ROYAL FOREST ESTATES, SECTION 1 AN UNRECORDED SUBDIVISION, OUT OF THE JOSE M. DE LA GARZA SURVEY, ABSTRACT 15, LOCATED IN MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED UNDER CLERK'S FILE NO. 2009052408 OF THE OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS.</p> <p>2023-FORWARD P/J YEARS</p>			<p>0084700032800</p>
<p>23-05-07154</p> <p>284TH District Court</p> <p>22-Feb-24</p>	<p>MAGNOLIA INDEPENDENT SCHOOL DISTRICT vs. PALMER, GARY D., ET AL</p>	<p>LOTS 27 AND 28, BLOCK 3, DOGWOOD HILLS. SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY. TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 177, COUNTY CLERK'S FILE NO. 359012 OF MONTGOMERY COUNTY, TEXAS, BEING FORMERLY RECORDED IN VOLUME 12, PAGE 64, OF THE MAP RECORDS OF MONTGOMERY COUNTY. TEXAS, AND THE MOBILE HOME THEREON.</p> <p>17402 PINE LN, MAGNOLIA, TX 77355</p> <p>2024-FORWARD P/J YEARS</p>	<p>\$67,350.00</p>	<p>\$16,134.97</p>	<p>0040350208200</p>

<p>23-05-07523</p> <p>284TH District Court</p> <p>22-Feb-24</p>	<p>WILLIS INDEPENDENT SCHOOL DISTRICT vs. PITTMAN, KATHY LYNN, ET AL</p>	<p>LOTS 52, 53, 58, 59, and 60, BLOCK 4, WALNUT COVE, SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 182-B OF THE PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS, AND THE MOBILE HOME THEREON.</p> <p>11491 PERSIMMON ST, WILLIS, TX 77318</p> <p>2023-FORWARD P/J YEARS</p>	<p>\$224,920.00</p>	<p>\$22,089.11</p>	<p>0094620229000</p>
<p>23-05-07263</p> <p>284TH District Court</p> <p>22-Aug-24</p>	<p>WILLIS INDEPENDENT SCHOOL DISTRICT vs. BLACK, B. E., ET AL</p>	<p>LOT 69, BLOCK 11, WALNUT COVE, SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 181—B OF THE PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.</p> <p>9796 BLACK GUM, WILLIS, TX 77378</p> <p>2024-FORWARD P/J YEARS</p>	<p>\$66,890.00</p>	<p>\$20,071.91</p>	<p>0094620149130</p>
<p>23-12-17897</p> <p>284TH District Court</p> <p>28-Mar-24</p>	<p>TOMBALL INDEPENDENT SCHOOL DISTRICT vs. EILAND, NANCY MAY</p>	<p>A 0.5 ACRE TRACT OF LAND, MORE OR LESS, ALSO KNOWN AS TRACT 37 PT, BEING PART OF A 30.00 ACRE TRACT OF LAND, MORE OR LESS, BARTLEY MURRAY SURVEY, ABSTRACT 343, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 979-01-2456 IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.</p> <p>&</p> <p>A 29.500 ACRE TRACT OF LAND, MORE OR LESS, ALSO KNOWN AS TRACT 37 37-A, BEING PART OF A 30.00 ACRE TRACT OF LAND, MORE OR LESS, BARTLEY MURRAY</p>	<p>\$798,230.00</p>	<p>\$46,599.17</p>	<p>03430003701</p> <p>03430003700</p>

		SURVEY, ABSTRACT 343, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 979-01-2456 IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. 423 PIN OAK LN, , 77375 2024-FORWARD P/J YEARS			
--	--	---	--	--	--

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. By using this table, the user is agreeing to the Terms of Use contained in this website. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. ("PBFCM") **DOES NOT WARRANT** the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM.

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