

WALLER COUNTY SALES FOR NOVEMBER 5, 2024, SCHEDULED FOR 10:00 A.M.

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.

(ROOM #1111, TRAINING/EOC ROOM, OF THE WALLER CO. SHERIFF'S OFFICE, LOCATED AT 100 SHERIFF R. GLENN SMITH DR, HEMPSTEAD, TEXAS)

- 1) All sales are without warranty of any kind. Purchasers receive a **Sheriff'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. The judgments list the parties included in the tax suit.**
- 2) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount. The post judgment **years**, if any, will be listed under the minimum bid on the tax sale list.
- 3) **Successful bidders may pay for their property by business, personal or cashier check. Credit Cards and Cash are NOT ACCEPTED.** Please be advised that you **MUST** pay for the property immediately after the sale. If you do not have the funds available, **DO NOT BID**. Once your bid is accepted, if you fail to pay for the property, we will file a Motion with the court seeking to impose a fine for your failure to complete the sale. **You will have up to one hour after the close of the sale to obtain a cashier's check if necessary. If you do not return with the funds, the property MAY be reoffered for sale the same day.**
- 4) **STATE LAW** now requires individuals who wish to participate request a statement of no delinquent tax from the Waller County Tax Assessor-Collector. You must fill out the request under oath and have it notarized. Mail or deliver your completed form with the \$10 processing fee, in the form of a money order or cashier's check, to the Waller County Tax Assessor-Collector at **730 9th St., Hempstead, Texas 77445**. If submitting by mail, it is recommended you submit your completed form with payment **no less than 10 days prior to the sale** to ensure that you are eligible to bid. **THE LAST OPPORTUNITY FOR OBTAINING SAID ELIGIBILITY STATEMENT IS THE CLOSE OF BUSINESS ON THE WEDNESDAY PRIOR TO THE TUESDAY SALE DATE (5 DAYS PRIOR TO THE SALE). REQUEST FORMS WILL NOT BE PROCESSED ON THE DAY OF SALE!**

Sale No.	Cause No.	Legal Description	Account No.	Minimum Bid
1	2015-04-8009 ROYAL ISD VS. RICHARD W. TRASK, SR.	TRACT 5, 3.743 ACRES, MORE OR LESS, BEAVER CREEK ESTATES SUBDIVISION, WALLER COUNTY, TEXAS, AS DESCRIBED IN VOLUME NO. 367, PAGE 280, DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$120,230.00	R14470	\$146,055.90 2024 Taxes Due

2	2017-09-8463 ROYAL ISD, ET AL VS. HOSEA HOLMES, ET AL	A TRACT OF LAND BEING 0.74 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 149, IN THE JUAN A. PADILLO SURVEY, ABSTRACT NUMBER 48, WALLER COUNTY, TEXAS, SAID 0.74 ACRE TRACT BEING OUT OF A 1.7356 ACRE TRACT OF LAND SITUATED IN WALLER COUNTY, TEXAS, OUT OF THE J.A. PADILLO TWO LEAGUE GRANT, ABSTRACT NUMBER 48, AND BEING A PORTION OF A TRACT OF LAND CALLED ONE AND ONE-HALF ACRES OF LAND IN A DEED FROM THE TRUSTEES OF THE ARMSTRONG LODGE NUMBER 101, F. AND A.M. TO PULLAM HOLMES AS RECORDED IN VOLUME 115, PAGE 465 OF THE WALLER COUNTY DEED RECORDS AND DATED MARCH 14, 1949, AND A PORTION OF A TRACT OF LAND CALLED THREE ACRES IN A DEED FROM MRS. R.A. WINN TO PULLAM A. HOLMES AS RECORDED IN VOLUME 51, PAGE 632 OF THE WALLER COUNTY DEED RECORDS, DATED NOVEMBER 19, 2928, SAID 1.7356 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" TO DEED FILED UNDER VOLUME 358, PAGE 85 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, LESS AND EXCEPT A 0.50 ACRE TRACT DESCRIBED IN A DEED IN VOLUME 401, PAGE 770, AND LESS AND EXCEPT ANOTHER 0.50 ACRE TRACT DESCRIBED IN VOLUME 781, PAGE 851 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudge Value: \$54,320.00	R8263	\$16,820.84 2023-2024 Taxes Due
3	2018-01-8539 ROYAL ISD VS. FLORIBEL CARRANZA- RODRIGUEZ, ET AL	LOT 3, BLOCK H, BEACON ESTATES SUBDIVISION SECTION ONE, WALLER COUNTY, TEXAS, AS DESCRIBED IN VOLUME NO. 1277, PAGE 392, DEED RECORDS OF WALLER COUNTY, TEXAS Adjudged Value: \$15,500.00	R14448	\$4,386.18 2024 Taxes Due
4	2019-03-8721 WALLER COUNTY, ET AL VS. VESMIROVSKY, VANCE	A TRACT OF LAND BEING 2.222 ACRES, MORE OR LESS, IN THE PETER HARPER SURVEY, ABSTRACT NUMBER 137, WALLER COUNTY, TEXAS, SAID 2.222 ACRES OF LAND BEING A PORTION OF A TRACT DESCRIBED IN DEED TO CA-KEL PROPERTIES, INC., DATED MAY 2, 1989, RECORDED IN VOLUME 430, AT PAGE 555 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; SAID 2.222 ACRES OF LAND ALSO KNOWN AS LOT OR TRACT 5, OF THE REPLAT OF OAKRIDGE ESTATES SECTION 2, WALLER COUNTY, TEXAS, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN INSTRUMENT FILED UNDER VOLUME 977, PAGE 729, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$304,750.00	R24515	\$38,446.04 2024 Taxes Due

5	2019-05-8781 WALLER COUNTY, ET AL VS. COOK, FRED, ET AL	LOT 6, BLOCK 4, OF ROLLING HILLS COLONY, SECTION 3, A SUBDIVISION IN WALLER COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 189, PAGE 585, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$10,890.00	R26934 755300004006000	\$5,729.44 2021-2024 Taxes Due
6	2020-04-8923 WALLER COUNTY, ET AL VS. STANGARONE, TODD JEFFREY, ET AL	LOT 8, BLOCK 2, WALNUT CREEK ESTATES, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS, AS RECORDED UNDER CLERK'S FILE NUMBER 941651 AND FILED IN VOLUME 493, PAGE 313, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND S# N221519; HUD# TEX0462129; TITLE# 00865101, LOCATED IN WALLER COUNTY, AND ALL IMPROVEMENTS THEREON. Adjudged Value: \$94,220.00	R159819 877101002008000	\$7,798.46 2024 Taxes Due
7	2021-04-9096 WALLER COUNTY, ET AL VS. REYES, CARMEN GUADALUPE	A TRACT OF LAND BEING 0.22 ACRES, MORE OR LESS, ALSO BEING THAT PART OF LOT 6, IN BLOCK 5, LYING BETWEEN TWO LINES EACH PARALLEL TO AND 60 FEET AND 120 FEET RESPECTIVELY SOUTHERLY OF THE NORTHERLY LINE OF SAID LOT 6, OF ROLLING HILLS COLONY, SECTION 4, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 190, PAGE 564, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$80,040.00	R27043 755400005006200	\$5,842.40 2024 Taxes Due
8	2022-04-9260 WALLER COUNTY, ET AL VS. WESTERFELD, ROBERT H., INDIVIDUALLY & ALL UNKNOWN HEIRS, ET AL	THE NORTHERLY 90 FEET OF LOT 10, BLOCK 5, SECTION 4, OF ROLLING HILLS COLONY, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 190, PAGE 564 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$21,410.00	R27047 755400005010000	\$8,233.93 2024 Taxes Due
9	2022-06-9288 WALLER COUNTY, ET AL VS CHARLES, SHARON, IND. & AS SUCCESSOR IN INTEREST TO JFL INVESTMENT GROUP, LLC	TRACT 1: LOT 1 OF BLOCK 4 OF DEERWOOD EAST, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 237, PAGE 370 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. TRACT 2: LOT 2 OF BLOCK 4 OF DEERWOOD EAST, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 237, PAGE 370 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Aggregate Adjudged Value: \$19,450.00	R16574 452100004001000 R16576 452100004002000	\$8,216.34 2024 Taxes Due

10	2022-06-9289 WALLER COUNTY, ET AL VS. JENRESA PROPERTIES, LLC	TRACT 1: LOT 6, BLOCK 5, DEERWOOD LAKES SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. TRACT 2: LOT 7, BLOCK 5, DEERWOOD LAKES SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Aggregate Adjudged Value: \$31,608.00	R18382 455600005006000 R18383 455600005007000	\$6,535.23 2024 Taxes Due
11	2022-08-9339 WALLER COUNTY, ET AL VS. BROOKS, RUBY, ET AL	A TRACT OF LAND BEING 0.479 ACRES, MORE OR LESS, ALSO CALLED 0.439 ACRES, ALSO KNOWN AS TRACT 97 AND 98, OUT OF A CERTAIN 5.478 ACRE TRACT OF LAND, IN THE GEORGE A DENNETT SURVEY, ABSTRACT NUMBER 124, WALLER COUNTY, TEXAS, SAID 0.439 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" TO A DEED FILED UNDER VOLUME 321, PAGE 212 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND IDENTIFIED ON THE MAP OF THE WALLER COUNTY APPRAISAL DISTRICT AS ACCOUNT 10087. Adjudged Value: \$52,340.00	R10087 312400098000100	\$33,654.45 2024 Taxes Due
12	2022-10-9362 CITY OF HEMPSTEAD VS. THEODORE H. HYDEN, JR., ET AL	TRACT 1: LOT 10, BLOCK 92, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS, A DESCRIBED IN VOLUME NO. 574, PAGE 885, DEED RECORDS OF WALLER COUNTY, TEXAS, MOBILE HOMELABEL#NTA656009 TRACT 2: LOT 9, BLOCK 92, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS, AS DESCRIBED IN VOLUME NO. 879, AGES 117 & 119, DEED RECORDS OF WALLER COUNTY, TEXAS Aggregate Adjudged Value: \$93,500.00	R19712 R172492	\$5,711.76 2022-2024 Taxes Due
13	2023-05-9408 WALLER COUNTY, ET AL VS. SAMPSON, LARRY D. SAMPSON, A/K/A LARRY DELL SAMPSON	A TRACT OF LAND BEING 0.3280 ACRE, MORE OR LESS, IN OUTLOT 15, BROOKSHIRE TOWNSITE, IN THE H.H. PENNINGTON SURVEY, ABSTRACT NUMBER 321, WALLER COUNTY, TEXAS, ALSO DESCRIBED IN A DEED FILED UNDER CLERK'S FILE NUMBER 1602274 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$58,940.00	RC48518	\$7,646.82 2022-2024 Taxes Due

IF YOU SHOULD HAVE ANY QUESTIONS REGARDING ANY OF THE PROPERTIES LISTED FOR SALE, PLEASE CONTACT KATELYNN NETT knett@pbfcm.com or 979-849-5056 WITH PERDUE BRANDON FIELDER COLLINS & MOTT L.L.P.

CANCELLED – the property has been removed or cancelled from this sale
* - the information has been updated from the original list