



CHAMBERS COUNTY CONSTABLE'S SALE

DATE: February 1, 2022

LOCATION: TO BE DETERMINED BASED ON WEATHER CONDITIONS

404 Washington Ave., Anahuac, TX 77514

TIME: 10:00 AM

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the 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 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) **STATE LAW** now restricts tax sales to those individuals who Request a Statement of Eligibility along with payment of a \$10 processing fee to the Chambers County Tax Assessor-Collector. You must fill out the Request. Mail or deliver it to Chambers County Tax office at, **P.O. Box 519, Anahuac, TX 77514** or come by the Tax Office at **405 S. Main St., Anahuac, TX 77514** with a \$10 money order.
- 5) Early application forms will ensure that you are eligible to bid on tax property. If you submit your form too late for the tax office to review its tax records prior to the sale date, or if you submit your Request without payment of the fee in cash or money order, **you may be prohibited from bidding on tax sale property.** Mail in your completed form **no less than 10 days prior to the sale** to ensure that you are eligible to bid on tax sale property. The \$10 processing fee must be paid, or your Request cannot be processed by the Chambers County Tax Office.
- 6) Successful bidders may pay for their property by cash, cashier's checks or money orders. **NO CREDIT CARDS, PERSONAL OR COMPANY CHECKS ARE ACCEPTED.**

For more information regarding any sale listed below, please contact the Marie LaFleur, mailing address, 1235 North Loop West, Suite 600, Houston, Texas 77008, phone number, 713-862-1860 Ext. 3306, E-Mail Address mlafleur@pbfc.com .

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.



Chambers County Tax Office

Denise Hutter, PCC
Tax Assessor-Collector

Chambers County Tax Office
405 S. Main St.,
Anahuac, TX 77514
(Mailing Address P.O. Box 519, Anahuac, TX 77514)

\$10.00 Fee

NOTICE CONCERNING PROPERTY TAX FORECLOSURE SALES

In order to be eligible to purchase property at a tax sale conducted in Chambers County, you must comply with Texas Property Tax Code Sections 34.011 and 34.015. In summary, these sections require the following:

1. You must complete and have NOTARIZED a request for taxes due from the Chambers County Tax Assessor-Collector's office. This form can be obtained from the Chambers County Tax Office or on-line at:

<https://www.co.chambers.tx.us/upload/page/0145/docs/Taxform.pdf>

Based on your request, you will be issued a statement of TAX DUE or a statement of NO TAX DUE signed by the Tax Assessor-Collector. **To be eligible to bid in the Constable's Sale, a statement of NO TAX DUE must be submitted to the Officer conducting the sale prior to the beginning of the sale.**

2. **All requests for Statement of No Delinquent Taxes Owed must be submitted at least 10 business days prior to the date of the constable's sale.**
3. An individual may not bid on or purchase property in the name of another individual without written authorization from that individual presented to the officer conducting the sale. The Officer conducting the sale may not execute a deed in the name of or deliver a deed to any person other than the person who was the successful Bidder.
4. **Any person who knowingly violates this section of the law commits a class b misdemeanor.**

| | Precinct | Cause No: District Court: Judgment Date: | Style of Case: | Legal Description (Per Appraisal District): Property Address (Per Appraisal District): | Adjudged Value: | Estimated Minimum: | Cad Account # Other Account |
|----|----------|--|--|---|---|---------------------|--|
| 1. | PCT. 1 | 18DCV0326 253RD DISTRICT COURT 19-OCT-21 | EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. JOSEPH ABNEY, ET AL | 11-74-4-2-1 WINNIE SUBURBS 914 HAMSHIRE RD NORTH WINNIE, TX 77665 | \$147,740.00 | N/A | 66500-11074-00400-020100 30316 |
| 2. | PCT. 1 | 21DCV0229 253RD DISTRICT COURT 19-OCT-21 | EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. STEPHANIE PATRICK | 16-73-4-10 KOCH S/D (AKA LT 73) 1523 CAMPBELL RD WINNIE TX 77665 | \$45,480.00 | \$7,166.59 | 36500-00016-07300-000410 3786 |
| 3. | PCT. 1 | CV30051 344TH DISTRICT COURT 19-OCT-21 | EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. BILLIE OLIVER | TRACT 1: 14-8-1-1 WINNIE SUBURBS 1459 FM 1406 WINNIE TX 77665 | \$13,730.00 | \$1,360.68 | TRACT 1: 66500-14008-00100-010000 18995 |
| 4. | PCT. 1 | CV30051 344TH DISTRICT COURT 19-OCT-21 | EAST CHAMBERS INDEPENDENT SCHOOL DISTRICT vs. BILLIE OLIVER | TRACT 2: 14-8-1-1-1 WINNIE SUBURBS 1455 FM 1406 WINNIE TX 77665 | \$373,740.00 | \$11,739.52 | TRACT 2: 66500-14008-00100-010100 35932 |
| 5. | PCT. 3 | CV28671 344TH DISTRICT COURT 19-OCT-21 | ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. LAURA ERDINE CAHANIN, (DECEASED) | TRACT 1: 166 TR 23-15 G B JAMISON UND INT FM 563 ANAHUAC TX 77514 TRACT 2: 166 TR 23-6 G B JAMISON UND INT FM 563 ANAHUAC TX 77514 | TRACT 1: \$1,120.00 TRACT 2: \$31,530.00 \$32,650.00 (COMBINED) | \$32,650.00 (VALUE) | TRACT 1: 00166-02300-01500-120001 10480 TRACT 2: 00166-02300-00600-120001 10475 |
| 6. | PCT. 4 | 18DCV0420 253RD DISTRICT COURT 19-OCT-21 | CHAMBERS COUNTY vs. MARY BARLOW, ET AL | 125 SEC 2 WOODLAND ACRES 4915 BLACKBERRY OLD RIVER TX | \$13,370.00 | \$6,367.29 | 68010-00029-00000-012500 6363 |

| | | | | | | | |
|-----|--------|--|--|--|-------------|------------------------|--|
| 7. | PCT. 4 | 18DCV0726 253RD DISTRICT COURT 19-OCT-21 | BARBERS HILL INDEPENDENT SCHOOL DISTRICT vs. ANNA MAE CRAFT, ETAL | TRACT 1: 13 TR 72-9 WM H HODGES MONT BELVIEU, TX 77523 | \$920.00 | \$920.00 (value) | TRACT 1: 00013-07200-00900-100001 13139 |
| 8. | PCT. 4 | 18DCV0726 253RD DISTRICT COURT 19-OCT-21 | BARBERS HILL INDEPENDENT SCHOOL DISTRICT vs. ANNA MAE CRAFT, ETAL | TRACT 2: 242 TR 90-1 C TILTON | \$2,640.00 | \$2,640.00 (value) | TRACT 2: 00242-09000-00100-100001 13140 |
| 9. | PCT. 5 | 18DCV0724 344TH DISTRICT COURT 19-OCT-21 | ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. RAFE SPEIGHTS AKA RAY SPITES | 39 TR 194-0 V BARROW HANKAMER TX 77560 | \$16,000.00 | \$16,000.00 (value) | 00039-19400-00000-040001 15361 |
| 10. | PCT. 5 | CV30103 344TH DISTRICT COURT 19-OCT-21 | ANAHUAC INDEPENDENT SCHOOL DISTRICT vs. WILBERT EARL LEWIS (DECEASED), ET AL | 39 TR 194B-0 V BARROW BUILDING HAS NO VALUE RAFES RD HANKAMER TX 77560 | \$4,000.00 | \$4,000.00 (value) | 00039-19402-00000-040001 6179 |

Asterisk (*) indicates an estimated minimum bid and is subject to change.

Minimum bid amounts are subject to change.

The number in parenthesis will be the starting bid amount, providing one of the previous Tracts under that same Cause number sells.

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:

CHAMBERS COUNTY APPRAISAL DISTRICT - WWW.CHAMBERSCAD.ORG