



**HARRIS COUNTY PCT. 3 SALES FOR JUNE 7, 2022**

**LOCATION: Bayou City Event Center**

**9401 Knight Rd, 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](mailto:jhynson@pbfc.com).



# PERDUE BRANDON

ATTORNEYS AT LAW

	<b>Cause No:</b>		<b>Legal Description (Per Appraisal District):</b>			<b>Cad Account #</b>
	<b>District Court:</b>	<b>Style of Case:</b>	<b>Property Address (Per Appraisal District):</b>	<b>Adjudged Value:</b>	<b>Estimated Minimum:</b>	<b>Other Account</b>
	<b>Judgment Date:</b>					
1.	201728661  333RD DISTRICT COURT  18-Sep-20	PROPEL FINANCIAL SERVICES, LLC AS AGENT AND ATTORNEY-IN-FACT FOR PROPEL FUNDING NATIONAL 1, LLC VS. FRANK MIKULASTIK AKA FRANK JOE MIKULASTIC, ET AL	TRS 11B & 11B-1 ABST 641 J QUINLAN  606 CHURCH ST, CROSBY, TX 77532	\$106,325.00	<b><u>\$64,673.38</u></b>	0440660000159
2.	201910180  334TH DISTRICT COURT  27-Aug-19	CHANNELVIEW INDEPENDENT SCHOOL DISTRICT vs. JORGE A RAMIREZ	LT 181 LESS S 5 FT BLK 20 STERLING FOREST SEC 5  727 DONFIELD ST, CHANNELVIEW, TX 77530	\$134,571.00	<b><u>\$7,411.99</u></b>	1025200000181
3.	201928627  295TH DISTRICT COURT  12-Aug-20	HUFFMAN INDEPENDENT SCHOOL DISTRICT vs. JUAN ANTONIO JIMENEZ, ET AL	LT 5 BLK 1 CYPRESS POINT SEC 4 U/R  0 LONE PINE DR, HUFFMAN, TX 77336	\$64,033.00	<b><u>\$20,051.09</u></b>	1151540010005

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	<b>Judgment Date:</b>					
4.	201928627  295TH DISTRICT COURT  12-Aug-20	HUFFMAN INDEPENDENT SCHOOL DISTRICT vs. JUAN ANTONIO JIMENEZ, ET AL  *** <b>Sold With Sale #3</b>  ***	LT 28 BLK 1 CYPRESS POINT SEC 6 U/R  223 BIRCHWOOD DR, HUFFMAN, TX 77336	\$0.00	<b><u>\$0.00</u></b>	1151560010028
5.	202049079  133RD DISTRICT COURT  20-Apr-21	CROSBY INDEPENDENT SCHOOL DISTRICT vs. CONCEPCION BENAVIDEZ, ET AL	LT 30 BLK 5 NEWPORT SEC 3  16803 MARLIN SPIKE WAY, CROSBY, TX 77532	\$16,396.00	<b><u>\$5,512.78</u></b>	1057380000030
6.	201638494  165TH DISTRICT COURT  16-Feb-19	GALENA PARK INDEPENDENT SCHOOL DISTRICT vs. EPOLITO GUERRA, ET AL	LT 2 BLK 129 CLOVER LEAF SEC 2  14102 VICTORIA ST, HOUSTON, TX 77015	\$34,458.00	<b><u>\$6,894.81</u></b>	0650710330002

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT [WWW.HCAD.ORG](http://WWW.HCAD.ORG).