



SALES FOR NOVEMBER 2, 2021
LOCATION: Official Door of the Courthouse
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) After the sale, successful bidders must fill out a Bidder Application form (\$10.00) and make payment for their sale purchase to the **San Jacinto County Tax Office by 3:00 pm the day of sale.** (The Tax Office accepts all forms of payment)
- 5) For more information regarding any sale listed below, **please contact the Perdue Brandon Fielder Collins & Mott, LLP Conroe office at (936) 242-6815.**

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
D-8006-10 411TH DISTRICT COURT 13-Feb-13	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF VIRGINIA LEE, ET AL	<p>Being 56 acres of land, more or less, out of the Jeff Chambers Survey, A-7, San Jacinto County, Texas, described in Vol. (OR) 51, Page 61 of the Deed Records of San Jacinto County, Texas. Account Number R39943/0007-000-0080</p> <p style="text-align: center;">&</p> <p>Being 4.0 acres of land, more or less, out of the Thomas Jeff Chambers Survey, A-7, San Jacinto County, Texas, described in Vol. (OR) 51, Page 61 of the Deed Records of San Jacinto County, Texas. Account Number R39942/0007-000-0080</p> <p style="text-align: center;">SUBJECT TO POST JUDGMENT YEAR 2013 & FORWARD</p>	\$189,440.00	\$38,993.37	R39943 R39942
D-8006-10 411TH DISTRICT COURT 13-Feb-13	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF VIRGINIA LEE, ET AL	<p>Being 0.59 acres of land, more or less, out of the Mrs. Eliza Wicker Survey, A-368, San Jacinto County, Texas, described in the Deed Records of San Jacinto County, Texas Account R48957/0368-000-0190</p> <p style="text-align: center;">SUBJECT TO POST JUDGMENT YEAR 2013 & FORWARD</p>	\$5,020.00	\$1,805.04	R48957
D-9353-16 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY vs. PATRICIA CHANDLER	<p>BEING LOT 50, BLOCK 8, WATERWOOD PARK FOREST VILLAGE SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 256, PAGE 289, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.</p> <p style="text-align: center;">SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD</p>	\$1,280.00	\$1,280.00	R67640

D-9357-16 258TH DISTRICT COURT 28-Mar-18	SAN JACINTO COUNTY vs. RAY BRINKLEY	BEING LOT 8, BLOCK 4, LAKE WATERWHEEL ESTATES #6, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN THE PLAT OR MAP RECORDED IN VOLUME 5, PAGE 9 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2018 & FORWARD	\$1,260.00	\$1,260.00	R73904
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D-9361-16 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY vs. RUSSELL L. PERKINS, DECEASED, ET AL	BEING LOTS 6 & 7, BLOCK A, COZY FOREST SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT #03-7263, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD	\$8,440.00	\$3,881.96	R55597
D-9368-16 258TH DISTRICT COURT 27-Sep-17	SAN JACINTO COUNTY vs. KIMBERLY GARRETT, ET AL	BEING LOT 14, BLOCK 12, WATERWOOD PARK FORREST VILLAGE SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT #07- 2211, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD	\$2,090.00	\$2,090.00	R67889
D-9369-16 258TH DISTRICT COURT 27-Sep-17	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF LARUE CECIL STONEBRAKE R	BEING LOT 58, BLOCK 1, FLOWING WELLS #1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 185, PAGE 92, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD	\$1,010.00	\$1,010.00	R56632

D-9372-16 258TH DISTRICT COURT 27-Sep-17	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF GREGORY D. ABBOTT	BEING LOT 43, BLOCK 2, HIDDEN COVE #1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 232, PAGE 172, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD	\$2,170.00	\$2,170.00	R58060
D-9373-16 258TH DISTRICT COURT 28-Mar-18	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF E. W. TOWERT, ET AL	BEING 0.51 ACRES OF LAND, MORE OR LESS, OUT OF THE MARY S. RUCKER SURVEY, A- 259, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 204, PAGE 463, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2018 & FORWARD	\$13,920.00	\$6,942.18	R48192
D-9375-16 258TH DISTRICT COURT 28-Mar-18	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF DENNIS C. LEE, DECEASED	BEING LOT 45, BLOCK 1, CAPE ROYALE KINGS RIDGE #2 SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 09-4115, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2018 & FORWARD	\$3,520.00	\$2,867.82	R52908
D-9376-16 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF CHARLES C. MERCHANT, DECEASED	BEING LOTS 5 & 6, SECTION 1, HILZENDAGER HILLS SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 318, PAGE 785, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD	\$5,840.00	\$2,809.32	R58582
D-9377-16 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY vs. BOBBIE WOODARD AKA BOBBOE WOODARD, ET AL	BEING LOT 52, BLOCK 3, CEDAR VALLEY SUBDIVISION #1, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT #02-93, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD	\$1,000.00	\$1,000.00	R54054

<p>D-9377-16 258TH DISTRICT COURT 29-Nov-17</p>	<p>SAN JACINTO COUNTY vs. BOBBIE WOODARD AKA BOBBOE WOODARD, ET AL</p>	<p>BEING LOT 1, BLOCK 5, CEDAR VALLEY #2 SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 00-3348, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD</p>	<p>\$1,200.00</p>	<p>\$942.54</p>	<p>R54592</p>
<p>D-9387-16 258TH DISTRICT COURT 25-Sep-19</p>	<p>SAN JACINTO COUNTY vs. CARL S. SHIGGS, ET AL</p>	<p>BEING LOT 15, BLOCK 3, WATERWOOD WHISPERING PINES VILLAGE #2, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 07-275, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2019 & FORWARD</p>	<p>\$2,950.00</p>	<p>\$2,950.00</p>	<p>R66488</p>
<p>D-9390-16 258TH DISTRICT COURT 27-Sep-17</p>	<p>SAN JACINTO COUNTY vs. CLARICE CHANCE</p>	<p>BEING LOT 4, HILZENDAGER HILLS, SECTION ONE (1), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 09-2173, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD</p>	<p>\$2,920.00</p>	<p>\$2,619.44</p>	<p>R58581</p>
<p>D-9396-16 258TH DISTRICT COURT 29-Nov-17</p>	<p>SAN JACINTO COUNTY vs. GEORGE ALLEN LILLY</p>	<p>BEING LOT 151, OUTLAW RIDGE ESTATES #1, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT #04-5319, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD</p>	<p>\$2,080.00</p>	<p>\$2,080.00</p>	<p>R75119</p>

D-9397-16 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY vs. LEONARD WARD	BINOT 780, SECTION 2, HOLIDAY SHORES SUBDIVISION FOUR (4), SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 209, PAGE 404, DEED RECORDS AND DOCUMENT #10-4652, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD	\$4,700.00	\$3,195.41	R60060
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D-9411-16 258TH DISTRICT COURT 24-Oct-18	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF REINA LAURENCE	BEING LOT 138, WOODLAND LAKES #2, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 155, PAGE 633, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2018 & FORWARD	\$1,110.00	\$1,110.00	R80472
D-9461-17 258TH DISTRICT COURT 28-Mar-18	SAN JACINTO COUNTY VS. RUDY H. RODRIGUEZ, ET AL	BEING 0.3024 ACRES OF LAND, MORE OR LESS, OUT OF THDE LUCIO ENRIQUEZ SURVEY, A-108, SAN JACINTO COUNTY, TEXAS, DESCRIBED VOLUME 233, PAGE 499, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2018 & FORWARD	\$2,870.00	\$2,870.00	R67067
D-9462-17 258TH DISTRICT COURT 29-Nov-17	SAN JACINTO COUNTY VS. JACOB J. WAASDORP (DECEASED), ET AL	BEING LOT 65, BLOCK 24, HOLIDAY SHORES SUBDIVISION #3, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 185, PAGE 516, DEED RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2017 & FORWARD	\$6,550.00	\$3,935.92	R59599

<p>D-9465-17 258TH DISTRICT COURT 16-Dec-20</p>	<p>SAN JACINTO COUNTY VS. UNKNOWN HEIRS OF TIPTON D. TINDALL, ET AL</p>	<p>BEING LOT 547, LAKESIDE VILLAGE SUBDIVISION #4, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 119, PAGE 822, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.</p> <p>SUBJECT TO POST JUDGMENT YEAR 2020 & FORWARD</p>	<p>\$2,430.00</p>	<p>\$2,126.45</p>	<p>R72939</p>
<p>D-9563-17 258TH DISTRICT COURT 28-Mar-18</p>	<p>SAN JACINTO COUNTY vs. ERNEST MUSQUEZ, JR., ET AL</p>	<p>BEING LOT 10, CEDAR RIDGE, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 01-261, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.</p> <p>SUBJECT TO POST JUDGMENT YEAR 2018 & FORWARD</p>	<p>\$3,500.00</p>	<p>\$2,910.29</p>	<p>R53795</p>
<p>D-9757-19 258TH DISTRICT COURT 25-Sep-19</p>	<p>SAN JACINTO COUNTY VS. RAYMOND WASHINGTON</p>	<p>BEING LOT 9, LOT 6, WATERWOOD COUNTRY CLUB ESTATES #3, A SUBDIVISION OF 79.257 ACRES OF LAND OUT OF THE RICHARD BANKHEAD SURVEY, A-70 AND ISAAC PRATER SURVEY, A-239, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 07-4760, OFFICIAL RECORDS AND AS SHOWN BY PLAT RECORDED IN VOLUME 4, PAGE 31 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS</p> <p>SUBJECT TO POST JUDGMENT YEAR 2019 & FORWARD</p>	<p>\$3,500.00</p>	<p>\$3,436.92</p>	<p>R60988</p>
<p>D-9779-19 258TH DISTRICT COURT 20-Aug-21</p>	<p>SAN JACINTO COUNTY vs. KATHLEEN PETROFF, ET AL</p>	<p>Lot 13 in Block 1, Section 1 of POINT LOOKOUT ESTATES #1, a subdivision in San Jacinto County, Texas, according to the plat thereof recorded in Volume 87, page 329 of the Deed Records of San Jacinto County, Texas.</p> <p>SUBJECT TO POST JUDGMENT YEAR 2021</p>	<p>\$2,480.00</p>	<p>\$1,437.92</p>	<p>R75687</p>

D-9779-19 258TH DISTRICT COURT 20-Aug-21	SAN JACINTO COUNTY vs. KATHLEEN PETROFF, ET AL	Lot 25, Block 1, Section 2, POINT LOOKOUT WEST, a subdivision in San Jacinto County, Texas, as more fully described in Volume 171, Page 723 of the Deed Records of San Jacinto County, Texas SUBJECT TO POST JUDGMENT YEAR 2021	\$4,430.00	\$4,430.00	R76239
D-9779-19 258TH DISTRICT COURT 20-Aug-21	SAN JACINTO COUNTY vs. KATHLEEN PETROFF, ET AL	Lots 33 & 34 in Block 12, Section 1 of POINT LOOKOUT ESTATES #1, a subdivision in San Jacinto County, Texas, according to the plat thereof recorded in Volume 87, page 329 of the Deed Records of San Jacinto County, Texas. SUBJECT TO POST JUDGMENT YEAR 2021	\$6,440.00	\$1,678.30	R75891
D-9779-19 258TH DISTRICT COURT 20-Aug-21	SAN JACINTO COUNTY vs. KATHLEEN PETROFF, ET AL	Lot 2 in Block 2, Section 1 of POINT LOOKOUT ESTATES #1, a subdivision in San Jacinto County, Texas, according to the plat thereof recorded in Volume 87, page 329 of the Deed Records of San Jacinto County, Texas. SUBJECT TO POST JUDGMENT YEAR 2021	\$3,710.00	\$913.62	R75706
D-9885-20 258TH DISTRICT COURT 16-Dec-20	SAN JACINTO COUNTY vs. JOHNNY EDWARD BUTLER	BEING TWO (2) ACRES OF LAND, MORE OR LESS, OUT OF THE E. LABRINTZ SURVEY, A-202, BEING DESCRIBED AS THE NORTH 2/5THS OF BLOCK NO. 6 OF THE F.B. HENDERSON SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME 18, PAGE 208, OF THE DEED RECORDS AND DOCUMENT # 10-5393, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS. SUBJECT TO POST JUDGMENT YEAR 2020 & FORWARD	\$7,500.00	\$1,733.95	R47587

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT
<https://www.sjcad.org/>

Terms and Conditions of Tax Auction Sales
Please Read Before You Purchase Property!!

“A” in the legal description refers to the abstract or survey in the County in which the acreage is located.

ACCOUNT NUMBER is the unique number used for property identification by the taxing authority.

ACREAGE amounts in descriptions are “more or less”.

BLK is an abbreviation for “Block” in a platted subdivision in San Jacinto County.

BRIEF LEGAL DESCRIPTION is a short reference to the full legal description found in the Judgment and in the Notice of Sale published in the *San Jacinto News Times*.

CAUSE NUMBER is the identification of the lawsuit in the District Clerk’s office under which property is being offered for sale.

CAVEAT EMPTOR is a Latin phrase meaning “Buyer Beware” It applies to tax sale properties because there is no warranty of title or any other guaranty for tax sale property. Buyers, investigate before purchase!

DEED FILING The Tax Deed is filed and mailed to the Purchaser. The cost of the deed filing is included in the “MOB”. The date of the deed filing begins the limitation period of redemption. (See “Redemption”)

FLOOD PLAIN *Some* areas, including Camilla Twin Harbors and Cedar Valley, may be subject to Flood Plain Administration, restricting its use and/or development.

MINIMUM BID/MOB The Minimum Opening Bid for all first sale properties is subject to change. No lower bid may be accepted for first sale properties. The MOB does not include post judgment taxes which must be paid by the winning bidder in addition to the amount bid.

NOTICE OF SALE is the official notice that includes a description of each property with the District Court’s Cause number. The Notice is published in the *San Jacinto News Times*.

REDEMPTION occurs when the defendant or prior owner pays the tax sale purchaser the winning bid amount, any additional taxes paid, plus 25% in first year or 50% in the second year. Redemption period is 6 months, or 2 years, if the property was designated as a homestead property or agricultural by the Appraisal District.

RESALES Tax sale property that failed to sell the first time and is being offered again to the highest bidder. The constable determines the sufficiency of all bids and may accept none if none are sufficient.

SUBJECT TO AMT is the PJT (Post Judgment Tax) amount for taxes that accrued after the foreclosure judgment and is secured by a tax lien. These taxes are not part of the MOB, but must be paid in addition, or a suit to foreclose may be filed against the purchaser.

TAX DEEDS convey the interest of the defendants in the lawsuit. If owners or lien holders are left out of the lawsuit, their interest is not extinguished. Deed records should be checked to identify all owners prior to the tax sale. Purchasers are encouraged to perform their own due diligence before bidding.

TAX FORECLOSURE The lawsuit filed under a cause number results in a judgment ordering the property to be sold at public auction to satisfy unpaid delinquent taxes and court costs. Properties sold to the highest bidder carry a severe penalty if default occurs.

UNDIVIDED INTEREST is a fractional ownership interest in real property. Full ownership is shared with other undivided interest owners and risks and responsibilities attend undivided interest ownership. See “Buyer Beware” section below.

USE AND POSSESSION of the property by the purchaser can occur 20 days after the deed is recorded. A Writ of Possession may be obtained from the Court if occupants remain after the 20 day period expires.

VALUE is the value of the property as found in the judgment (usually the appraised value), which limits the opening bid and may not reflect the current market value of the property

WRIT OF POSSESSION is an Order by the Court that allows the tax sale purchaser to take possession of the property if the prior owner remains in possession more than 20 days after the tax sale deed is filed of record.

BUYERS BEWARE!

The interest(s) of the named defendants in each lawsuit is being sold at auction. The property may have other owners or lien holders not named. Tax sale purchasers are responsible for determining any liabilities or claims that may exist against the property, such as property owner association liens. **There are no warranties, express or implied, including but not limited to, warranties of merchantability and fitness for a particular purpose. You buy the property “as is”.** If you have legal questions, consult your own legal counsel. Characteristics of the property described in our marketing material may have changed by the day of the sale. Failure to honor a winning bid may result in a civil penalty.