

**WALLER COUNTY SALES FOR DECEMBER 6, 2022, SCHEDULED FOR 10:00 A.M.  
\*UPDATED 12/2/2022\***

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.

- 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 or through a title company. The judgments in these cases 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. **If you only have cash, you will have up to one hour after the close of the sale to obtain a cashier's check. 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 9<sup>th</sup> St., Hempstead, Texas 77445**. Mail in 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	2014-01-7709 WALLER COUNTY VS. ZEDRIC, JACOB	PERSONAL PROPERTY CONSISTING OF A MOBILE HOME LOCATED IN JACOB MOBILE HOME PARK, SPACE 42643 #5, LABEL #RAD1106976, SERIAL #SCAR339867633122, LOCATED IN WALLER COUNTY, TEXAS Adjudged Value: \$13,420.00	M184650	<b>\$10,156.46</b>  <b>2015-2022</b>
2	2014-02-7752 ROYAL ISD VS. JIMMY CHAVEZ, ET AL	IMPROVEMENT ONLY CONSISTING OF A MOBILE HOME, HUD # ARK0008394, TITLE # 00437905, SERIAL # GDBBAR09794569, LOCATED ON LOT 2, ADAMS FOREST, LOCATED IN WALLER COUNTY, TEXAS. Adjudged Value: \$14,230.00	R164308	<b>\$4,871.90</b>  <b>2021-2022</b>



10	2019-03-8740 WALLER COUNTY, ET AL VS. MATTHEWS, JR., MARVIN LEE, ET AL	IMPROVEMENT ONLY CONSISTING OF A MOBILE HOME LOCATED ON TRACT 68, ABSTRACT 40, SN1 780S3079, HUD # PTL0041582, LOCATED IN WALLER COUNTY, TEXAS. Adjudged Value: \$12,400.00	R186829	\$12,719.84  2019-2022
11	2019-07-8808 WALLER COUNTY, ET AL VS. JOHNSON, SID, ET AL	<b>TRACT 1:</b> IMPROVEMENT ONLY CONSISTING OF A MOBILE HOME, SERIAL # CW2005214TXA, HUD # HWC0267412, TITLE # 01045085, LOCATED ON THE NORTH HALF OF LOTS 3 AND 4, AND ALL OF LOTS 5 AND 6, IN BLOCK 4, WALLER-COLLEGE ADDITION, WALLER COUNTY, TEXAS <b>TRACT 2:</b> HALF OF LOTS 3 AND 4, AND ALL OF LOTS 5 AND 6, IN BLOCK 4, TOWN OF WALLER, KNOWN AS THE WALLER-COLLEGE ADDITION, WALLER COUNTY, TEXAS, AS DESCRIBED IN VOLUME 293, PAGE 514, DEED RECORDS OF WALLER COUNTY, TEXAS. Aggregate Value: \$104,900.00	R187018 & R29089	\$63,283.25  2022
12	2020-04-8896 ROYAL ISD VS. FRANCISCO J. ROMAN	MOBILE HOME, LABEL NO. TRA0151089, ELLIOTT MANUFACTURED HOMES / SOLITAIRE, LOCATED ON SPACE 21, COOKSON MOBILE HOME PARK, CITY OF BROOKSHIRE, WALLER COUNTY, TEXAS CAD # 246651 Adjudged Value: \$14,470.00	M300619	<b>PULLED</b>  \$4,005.40  2020-2022
13	2021-01-9038 KATY INDEPENDENT SCHOOL DISTRICT VS. JOSE GUADALUPE PEREZ, ET AL	A TRACT OF LAND CONTAINING 4.266 ACRES, MORE OR LESS, LOCATED IN THE T.S. REESE SURVEY, ABSTRACT 333 IN WALLER COUNTY, TEXAS,; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM JUAN MARTINEZ, ET AL TO JOSE GUADALUPE PEREZ, ET UX DATED JULY 1, 2017 RECORDED UNDER CLERK'S FILE NO. 1705138 IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS Adjudged Value: \$289,800.00	R351589	<b>PULLED</b>  \$9,049.67  2021-2022
14	2021-02-9047 ROYAL ISD VS. BRIDGET M. LANG	25% UNDIVIDED INTEREST, 4.81 ACRES, MORE OR LESS, OUT OF 19.227 ACRES, TRACT 38, JOHN KELLEY SURVEY, ABSTRACT 40, WALLER COUNTY, TEXAS, BEING TRACT 5 OF THE CALLED 96.135 ACRE TRACT ACCORDING TO THE MAP OR PLAT IN VOLUME NO. 167, PAGE 575, DEED RECORDS OF WALLER COUNTY, TEXAS. MOBILE HOME SERIAL NO. T4641 Adjudged value: \$70,627.00	R6935	<b>PULLED</b>  \$2,234.78  2022

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

**PULLED – the property has been removed or cancelled from this sale**

**\* - the information has been updated from the original list**