

SAN JACINTO COUNTY RESALE PROPERTY

- 1) Tax foreclosure resales are available for sale by full purchase quotes at this time or will be scheduled for a public resale auction conducted by Constable of the county where the property is located.
- 2) All sales are without warranty of any kind. **Purchasers receive a Tax Deed or 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 was due at time of Judgment and must be paid independently of the bid amount if purchased through a public auction.
- 4) **For more information, please contact the Perdue Brandon Fielder Collins & Mott Conroe office @ 936-242-6815 or slee@pbfc.com**
- 5) All purchase quote buyers must have a No Tax Due Certificate/Bidder Application on file with the office of the tax assessor collector in San Jacinto County. Application fee is **\$10.00** payable to the San Jacinto County Tax Office. Bidder Application form attached at the end of the sale list.

** This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. 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. ("PBFCLM") **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 PBFCLM.

Cause No: Judg Date: Post Judgment Tax Years:	Style of Case:	Legal Description (Per Appraisal District)	Adjudged Value:	Original Struck Off Amount	Cad Acct #
D-8835-15	SAN JACINTO	LOT 9, BLOCK 3 OF CAPE ROYALE, PINE	\$2,320.00	\$1,566.21	R52202

13-Sep-16 2016+	COUNTY vs. EDWIN EUGENE PLAIR	HARBOUR SECTION, A SUBDIVISION, IN SAN JACINTO COUNTY, TEXAS AS SAID SUBDIVISION IDS DEPICTED UPON A PLAT THEREOF THAT IS RECORDED UNDER VOL 114, PG 385, DEED RECORDS OF SAN JACINTO COUNTY TEXAS AND THE PARTIAL REPLAT RECORDED IN VOL 59, PG 304, OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY TX, TO WHICH BOTH PLATS AND THEIR RECORDING REFERENCES ARE HEREBY MADE FOR ALL INTENTS AND PURPOSES.			
D-8837-15 28-Mar-18 2018+	SAN JACINTO COUNTY vs. GARY L. MCCOIN	LOT 2, BLOCK 2 OF CAPE ROYALE, IMPERIAL ESTATES SECTION, AN ADDITION IN SAN JACINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED BY MITCHELL RESORTS, INC., TO CAPE ROYALE PROPERTY OWNERS ASSOCIATION, INC. ON DECEMBER 1, 1997, AND RECORDED ON DECEMBER 1, 1997 IN DOCUMENT #5890, VOLUME 269, PAGE 102 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$14,650.00	\$7,798.38	R53212
D-8975-15 15-Dec-16 2016-2018	SAN JACINTO COUNTY vs. SCOTT CLINE, IN REM ONLY, ET AL	BEING LOT 11, BLOCK 4, WHISPERING PINES VILLAGE #2, WATERWOOD, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 262, PAGE 633, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$3,250.00	\$1,453.45	R66516
D-8989-15 26-Apr-17 2017-2018	SAN JACINTO COUNTY vs. UNKNOWN HEIRS OF TOMMIE HARRISON, ET AL	BEING 1.0 ACRE OF LAND, MORE OR LESS, OUT OF THE DRURY MCGEE SURVEY, ABSTRACT 28, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 243, PAGE 115, DEED RECORDS, SAN JACINTO COUNTY, TEXAS. ACCT. #0028-000-1150	\$27,910.00	\$9,618.90	R42278
D-9002-15 26-Apr-17 2017-2018	SAN JACINTO COUNTY vs. MICHELLE ANN WEAVER	BEING LOTS 8 & 9, BLOCK 1, OF LAKE LIVINGSTON WOODS SUBDIVISION, SAN JACINTO COUNTY, TEXAS, VOLUME 287, PAGE 828, OFFICIAL RECORDS, SAN JACINTO, TX	\$6,810.00	\$4,852.94	R69102 & R69103
D-9004-15 15-Dec-16 2016-2018	SAN JACINTO COUNTY vs. PATRICK EDWIN BAGGE, ET AL	BEING LOT SIXTEEN (16), BLOCK FIVE (5), UNIT III, WATERWOOD COUNTRY CLUB ESTATES, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 197, PAGE 242, DEED RECORDS, SAN JACINTO COUNTY, TEXAS. ACCT #2303-005-0160	\$4,300.00	\$3,875.14	R60956
D-9009-15 15-Dec-16 2017-2018	SAN JACINTO COUNTY vs. CATHY MOORE, ET AL	LOT 45 OF RIVER CREEK, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN VOLUME 255, PAGE 326 OF THE DEED RECORDS OF	\$3,390.00	\$2,889.98	R76890

		SAN JACINTO COUNTY, TEXAS.			
D-9021-16 15-Dec-16 2016-2018	SAN JACINTO COUNTY vs. JOSE RODRIGUEZ, ET AL	BEING LOT 37, BLOCK 2, WATERWOOD LAKEVIEW ESTATES, A SUBDIVISION IN SAN JACINTO, COUNTY, DESCRIBED IN INSTRUMENT # 07-8765, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$8,440.00	\$3,415.76	R68350
D-9124-16 15-Dec-16 2016-2018	SAN JACINTO COUNTY vs. GLENN E. ARNOLD, ET AL	BEING LOT 3 & 4, BLOCK 8, WATERWOOD LAKEVIEW ESTATES, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 05-2882, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$17,630.00	\$5,742.17	R68490 & R68491
D-9261-16 28-Nov-18 2018	SAN JACINTO COUNTY vs. RAYMOND HUNDL, ET AL	BEING LOT 1588, CAMILLA TWIN HARBORS #5 SUBDIVISION, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 5, PAGE 5, PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$900.00	\$814.03	R51344
D-9261-16 28-Nov-18 2018	SAN JACINTO COUNTY vs. RAYMOND HUNDL, ET AL	BEING LOT 11, BLOCK 6, SECTION ONE, HOLIDAY SHORES SUBDIVISION #1, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 02-3757, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$4,150.00	\$1,481.26	R58971
D-8809-14 26-APR-17 2017-2018	SAN JACINTO COUNTY VS HOWARD RASH (DECEASED), ET AL	BEING LOT 103, LAKE WATER WHEEL ESTATES #4, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 240, PAGE 800, OFFICIAL RECORDS OF SAN JACINTO, COUNTY, TEXAS.	\$1,780.00	\$563.85	R73712
D-8790-14 10-NOV-16 2016-2017	SAN JACINTO COUNTY VS ERNEST L YOUNG	BEING LOT 32, BLOCK 12 OF WHISPERING PINES VILLAGE OF WATERWOOD, UNIT II, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN DOCUMENT # 00-2555, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS	\$3,490.00	\$1,957.09	R66777
D-9385-16 27-Sep-17 2017-2018	SAN JACINTO COUNTY vs. BOBBY G. ANDREWS	BEING 0.679 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES RANKIN SURVEY, A-39, SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 220, PAGE 74 & 78, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$8,240.00	\$7,844.12	R43805 & R43802
D-9511-17 20-Jun-18 2018	SAN JACINTO COUNTY VS. RUFUS W. HICKS	LOTS 996 AND 997, CAMILLA TWIN HARBORS, SECTION FOUR (4), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, DESCRIBED IN VOLUME 189, PAGE 1, OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS.	\$20,470.00	\$20,470.00	R50796 & R50797

END OF LIST

NOTE

All the properties listed are held in trust by taxing jurisdictions for itself and any other taxing units participating in the judgment granted and original constable sale wherein the properties were struck off to the taxing authorities because no bids were received at the constable sale.

**At this time, these properties are only being offered through a Full Purchase Quote.
(All taxes due, all court costs due and an approved bid application)**

Please see required bid application form below if you are purchasing a property.
(A \$10 application fee in cash, check or money order is payable to the San Jacinto County Tax Office)
A deed will not be issued until there is a bid application approval on file with San Jacinto Tax Office.

If properties are not sold through a purchase quote, they will be reoffered at a later date in a public resale auction.

After you have researched property information and decide to purchase property, you may contact our Conroe Office at 936-242-6815 or slee@pbfc.com for a written purchase quote. The formal written purchase quote requested will be sent to purchaser by email. District Clerk Office and Tax Offices will also receive purchase quote so that they are aware of who to expect to pay for the property. Amounts due should be paid by purchaser within 5 days of the date of Purchase Quote.

Offices and websites that are helpful with your research are the following:

(For values and maps to locate property)
San Jacinto County Appraisal District
99 Slade Street, Coldspring, TX 77331
936-653-1450 / www.sjcad.org

(For taxes due to San Jacinto County taxing jurisdictions including Coldspring Oakhurst Consolidated ISD and Shepherd ISD, etc.)
San Jacinto Tax Office
111 State Highway 150, Room C5, Coldspring, TX 77331
936-653-3292 / www.sjc-tax.com

(For taxes due to Cape Royale Utility District)
Cape Royale Utility District Tax Office
936-653-4861 / www.cr-ud.org

(For taxes due to Willis ISD & Lone Star College)
Montgomery County Tax Office
936-539-7897 / www.mctx.org

(For taxes due to Cleveland ISD)
Liberty County Tax Office
281-593-8415 / www.libertycountytax.com

REQUEST FOR STATEMENT OF DELINQUENCY
Required Before Receiving Tax Sale Deed

CPRC Sec. 34.0445/PERSONS ELIGIBLE TO PURCHASE REAL PROPERTY.

- a. An officer conducting a sale of real property under this subchapter may not execute or deliver a deed to the purchaser of the property unless the purchaser exhibits to the officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale is conducted has determined that:
 - 1. there are no delinquent ad valorem taxes owed by the person to that county; and
 - 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- b. An individual may not bid on or purchase the property in the name of any other individual. An officer conducting a sale under this subchapter 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.
- c. The deed executed by the officer conducting the sale must name the successful bidder as the grantee and recite that the successful bidder exhibited to that officer an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Tax Code, showing that the county assessor-collector of the county in which the sale was conducted determined that:
 - 1. there are no delinquent ad valorem taxes owed by the person to that county; and
 - 2. for each school district or municipality having territory in the county there are no known or reported delinquent ad valorem taxes owed by the person to that school district or municipality.
- d. If a deed contains the recital required by Subsection
 - 1. it is conclusively presumed that this section was complied with.
 - 2. A person who knowingly violates this section commits an offense. An offense under this subsection is a Class B misdemeanor.
 - 3. To the extent of a conflict between this section and any other law, this section controls.

The person making this request (this form) must sufficiently identify any property subject to taxation in the County that the person currently owns or formerly owned. This request must be sworn to and signed by the person requesting it and must provide a current address to which the tax office statement will be sent.

Violation of the State law is a criminal offense (Class B misdemeanor) and any sale conducted in violation of it shall be void. In addition, a person may be subject to a penalty of 20% of the market value of the property for failing to comply with the terms of the sale. (See Chapter 34, Sections 34.0445 & 34.015 of the Property Tax Code and Rule 652, Rules of Civil Procedure.)

Complete all the information requested in the box below:

Name: _____ (Print name of Bidder/Purchaser)

Address: _____ (Print Bidder/Purchaser Mailing Address)

City, State, Zip: _____

Telephone: (____) _____

"I, whose name and address appear above and whose signature appears below, swear that I have described, in the space(s) below, any property that I own, formerly owned or own a property interest in that is in or subject to taxation by San Jacinto County.

(Indicate relevant account numbers or "None" if no current or former property is owned or formerly owned by the person named above and whose signature appears below)

Signature (Required)

BEFORE ME, the undersigned authority, on this the ____ day of _____, 2019, personally appeared the person named above, whose signature I witnessed, and swore under oath that the information provided above is true and correct to the best of his / her knowledge and belief and has read the attached Constable Tax Sale Instructions.

(seal)

Notary Public in and for the State of Texas

"I, Betty Davis, San Jacinto County Tax Assessor-Collector, have determined that there are are not delinquent property taxes owed to the County, and no delinquent taxes known or reported by the school districts or the municipalities with territory in San Jacinto County. The amount of taxes owed to the County is _____; amount owed to other school districts or municipalities is _____.

Date of Issuance: _____ Expires:(90 days from issuance)

Tax Assessor/Collector for San Jacinto County