



WALLER COUNTY SALES FOR JUNE 4, 2024, SCHEDULED FOR 10:00 A.M.

Results

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.

(ROOM #1111, TRAINING/EOC ROOM, OF THE WALLER CO. SHERIFF'S OFFICE, LOCATED AT 100 SHERIFF R. GLENN SMITH DR, HEMPSTEAD, TEXAS)

- 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. The judgments 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. **You will have up to one hour after the close of the sale to obtain a cashier's check if necessary. 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 9th St., Hempstead, Texas 77445**. If submitting by mail, it is recommended you submit 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	2013-11-7684 WALLER COUNTY VS. GREEN, CARTER P., ET AL	TRACT 10: LOT 8, BLOCK 12, OF DEERWOOD LAKES, SECTION 5, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN VOLUME 235, PAGE 682 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$760.00	R18227 455500012008000 CANCELLED	\$760.00 Tax years 2015-2023 Due

2	2019-05-8788 WALLER COUNTY, ET AL VS. NIXON, JR., KEESEY H., F/K/A KEESEY LILLEGARD, ET AL	TRACT 1: A TRACT OF LAND BEING 0.74 ACRES, MORE OR LESS, ALSO KNOWN AS LOT 3, IN BLOCK 9, OF ROLLING HILLS, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 185, PAGE 150, AND REPLAT RECORDED IN VOLUME 187, PAGE 392 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$93,500.00	R26822 755100009003000 Sold to Shutterby \$50,000.00	\$14,447.66 Tax Years 2021-2023 Due
3	2019-05-8788 Continued	TRACT 2: A TRACT OF LAND CONTAINING 0.76 ACRES, MORE OR LESS, ALSO KNOWN AS THAT PART OF LOT 9, IN BLOCK 10, SECTION 6, LYING EASTERLY OF A LINE PARALLEL TO AND 90 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 9; AND THAT PART OF LOT 10 IN BLOCK 10, SECTION 6, LYING WESTERLY OF A LINE PARALLEL TO AND 90 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 10, BOTH BEING SITUATED IN ROLLING HILLS COLONY SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$196,550.00	R27393 755600010009100 Sold to Casa For all \$115,000.00	\$30,112.24 Tax Years 2021-2023 Due
4	2019-05-8788 Continued	TRACT 3: A TRACT OF LAND EBING 0.75 ACRES, MORE OR LESS, ALSO KNOWN AS LOT 8, IN BLOCK 10, OF ROLLING HILLS, SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 190, PAGE 572 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$31,880.00	R27392 755600010008000 Sold to Elva Carrion \$30,000.00	\$2,362.69 Tax Years 2021-2023 Due
5	2019-05-8788 Continued	TRACT 4: A TRACT OF LAND CONTAINING 0.38 ACRES, MORE OR LESS, ALSO KNOWN AS THAT PART OF LOT 9 IN BLOCK 10, SECTION 6, LYING WESTERLY OF A LINE PARALLEL TO AND 90 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 9, ROLLING HILLS COLONY, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 190, PAGE 572, OF THE DEED RECORDS, WALLER COUNTY, TEXAS. Adjudged Value: \$17,100.00	R27394 755600010009200 Sold to Elva Carrion \$5,000.00	\$1,601.51 Tax Years 2021-2023 Due
6	2019-05-8788 Continued	TRACT 5: A TRACT OF LAND BEING 0.75 ACRES, MORE OR LESS, ALSO KNOWN AS LOT 12, IN BLOCK 10, OF ROLLING HILLS, SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 190, PAGE 572 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$27,380.00	R27398 755600010012000 Sold to Greg Graham \$19,000.00	\$1,815.42 Tax Years 2021-2023 Due

7	2019-05-8788 Continued	TRACT 7: A TRACT OF LAND BEING 0.76 ACRES, MORE OR LESS, ALSO KNOWN AS LOT 11, IN BLOCK 10, OF ROLLING HILLS, SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 190, PAGE 572 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$118,290.00	R27397 755600010011000 Sold to Casa For all \$95,000.00	\$19,091.25 Tax Years 2021-2023 Due
8	2021-07-9161 HEMPSTEAD ISD, ET AL VS. WILLIAMS, ERIC DUANE, A/K/A ERIC DUANE HARRISON WILLIAMS, IND.	TRACT 1: LOT 10, IN BLOCK 232, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS, AND BEING THE SAME AS CONVEYED IN DEED DATED DECEMBER 1, 1988 AND RECORDED IN VOLUME 425, PAGE 642 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. CAD# 245468 Adjudged Value: \$29,690.00	R327133 Sold to Elva Carrion \$15,000.00	\$6,064.58 Tax Year 2023 Due
9	2021-12-9188 ROYAL INDEPENDENT SCHOOL DISTRICT, ET AL VS. MONTEJANO, EMILO, ET AL	TRACT 1: A TRACT OF LAND BEING 2.49 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 33-1, LOCATED IN THE SOUTHWEST QUARTER OF THE H. & T.C. RAILROAD COMPANY SURVEY, SECTION 111, ABSTRACT NUMBER 172, IN WALLER COUNTY, TEXAS, OUT OF AN ORIGINAL CALLED 30-ACRE TRACT DESCRIBED IN CORRECTION DEED DATED AUGUST 4, 1976 FROM J.D. MULLINS AND WIFE RANDY L. MULLINS TO JAY RIVERA, ET AL, RECORDED IN VOLUME 269, PAGE 417 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; SAID 2.50 ACRES BEING THE EAST ONE-HALF OF THAT CERTAIN 5.00 ACRE TRACT OF LAND DESCRIBED IN DEED DATED NOVEMBER 5, 1976 FROM PHIET PHAM, TRUSTEE, TO COSME BOBADILLA AND WIFE BONNIE BOBADILLA, RECORDED IN VOLUME 270, PAGE 428 OF THE SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" TO INSTRUMENT FILED UNDER VOLUME 564, PAGE 343 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$609,940.00	R159989 CANCELLED	\$9,656.21 Tax Year 2023 Due
10	2021-12-9188 Continued	TRACT 2: A TRACT OF LAND BEING 2.65 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 21, BEING A PART OF A 30 ACRE TRACT OF LAND (RECORDED IN VOLUME 210, PAGE 340 IN WALLER COUNTY DEED RECORDS) BEING LOCATED IN THE SOUTHWEST 1/4 OF THE H. & T.C.R.R. COMPANY SURVEY SECTION 111, ABSTRACT 172, WALLER COUNTY, TEXAS, SAID 2.65 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" TO INSTRUMENT FILED UNDER VOLUME 1027, PAGE 415 OF THE REAL PROPERTY RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$620,070.00	R11108 CANCELLED	\$16,270.82 Tax Year 2023 Due

11	2022-06-9286 ROYAL INDEPENDENT SCHOOL DISTRICT, ET A VS. MCCLAIN, DORIS MARIE	TRACT 1: A TRACT OF LAND BEING 5.0 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 204.2, IN THE JUAN A. PADILLO SURVEY, ABSTRACT 48, WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FILED UNDER VOLUME 702, PAGE 187 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$215,000.00	R195147 Sold to Thor Paulson \$170,000.00	\$28,824.81 Tax Year 2023 Due
12	2022-08-9338 WALLER COUNTY, ET AL VS. BRANDYBURG, HELEN, ET AL	TRACT 1: THE EAST 10' OF LOT 11 AND THE WEST 30' OF LOT 10, BLOCK 48, TOWN OF BROOKSHIRE, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 14, PAGE 69 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND AS DESCRIBED IN A DEED FILED IN VOLUME 528, PAGE 788 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$28,000.00 TRACT 2: THE WEST 40' OF LOT 11, BLOCK 48, TOWN OF BROOKSHIRE, WALLER COUNTY, TEXAS, AS DESCRIBED IN VOLUME 366, PAGE 369, DEED RECORDS OF WALLER COUNTY, TEXAS Adjudged Value: \$38,760.00	R15049 R15050 412000048010000 412000048011000 Sold to Casas For sale \$54,000.00	\$13,931.81* Tax Year 2023 Due
13	2022-09-9348 ROYAL INDEPENDENT SCHOOL DISTRICT, ET AL VS. REYES, MANUEL, ET AL	TRACT 1: A TRACT OF LAND BEING 9.1476 ACRES, MORE OR LESS, ALSO CALLED 11.476 ACRES, MORE OR LESS, ALSO KNOWN AS LOT TRACT 13, IN THE A&M SURVEY, ABSTRACT NUMBER 337, WALLER COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" TO A DEED FILED UNDER VOLUME 970, PAGE 310 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$112,412.00	R203217 CANCELLED	\$6,849.79* Tax Year 2023 Due
14	2023-02-9381 HEMPSTEAD ISD, ET AL VS. CERVANTES, ADRIAN B.	TRACT 1: LOT 8, IN BLOCK 371, CITY OF HEMPSTEAD, AS DESCRIBED IN VOLUME 323, PAGE 505 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$127,890.00	R20985 CANCELLED	\$11,825.15 Tax Year 2023 Due
15	2023-02-9383 ROYAL INDEPENDENT SCHOOL DISTRICT, ET AL VS. DELACRUZ, ANNETTE, ET AL	TRACT 1: A TRACT OF LAND BEING 2.0 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 10-2, IN THE CHARLES GARRETT SURVEY, ABSTRACT NUMBER 28, WALLER COUNTY, TEXAS, ALSO DESCRIBED IN A DEED FILED UNDER VOLUME 1417, PAGE 813 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND MOBILE HOME SN1 6475A HUD# NTA0316511 LOCATED IN WALLER COUNTY, TEXAS AND ALL IMPROVEMENTS THEREON. Adjudged Value: \$149,145.00	R162736 CANCELLED	\$9,136.22 Tax Year 2023 Due

16	2023-02-9383 Continued	TRACT 2: A TRACT OF LAND BEING 2.0 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 10-3, IN THE CHARLES GARRETT SURVEY, ABSTRACT NUMBER 28, WALLER COUNTY, TEXAS, AND BEING PART OF A CALL 17 ACRE TRACT OF LAND DESIGNATED AS PART 3 OF TRACT NO. 2 IN A PARTITION DEED BY REBECCA BOZEMAN WILLIAMS ET AL, RECORDED ON APRIL 15, 1953 IN VOLUME 131, PAGE 247 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; SAID 2.0 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FILED UNDER CLERK'S FILE NUMBER 1607157 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, Adjudged Value: \$149,000.00	R162737 CANCELLED	\$10,996.32 Tax Year 2023 Due
17	2023-04-9397 ROYAL INDEPENDENT SCHOOL DISTRICT, ET A VS. SANCHEZ, SERGIO MARTIN	TRACT 1: IMPROVEMENT ONLY ON TRACT 21, H & T C RR CO SURVEY, ABSTRACT NUMBER 172, WALLER COUNTY, TEXAS. Adjudged Value: \$137,040.00	R351031 CANCELLED	\$14,532.07 Tax Year 2023 Due

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

CANCELLED – the property has been removed or cancelled from this sale

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

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Deed
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Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.
(Language pursuant to Section 11.008 of the Texas Property Code)

THE STATE OF TEXAS

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RESALE DEED

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS that the CITY OF LA PORTE, acting by and through its duly authorized official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by MATTHEW CHILDRESS ("GRANTEE") the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by these presents do convey and quitclaim unto said grantee all rights, title and interest of the CITY OF LA PORTE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2012-60300, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2012-60300, *LA PORTE INDEPENDENT SCHOOL DISTRICT vs. GERALDINE MELBA STRAIT, ET AL.*, said property being described as:

LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16), IN BLOCK FOURTEEN HUNDRED THIRTY-SEVEN (1437), OF THE TOWN OF LA PORTE, IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN THE PLAT OR DEED RECORDS OF HARRIS COUNTY, TEXAS. ACCOUNT NUMBER: 024-294-037-0013.

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said MATTHEW CHILDRESS, his heirs and assigns forever, so that neither the CITY OF LA PORTE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2012-60300 and any person claiming under it shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

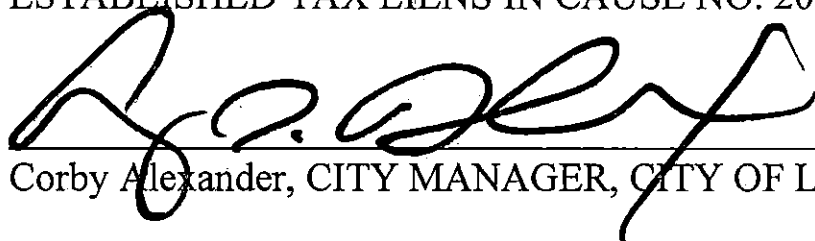
Grantee accept the property in "AS IS" condition, subject to any environmental conditions that might have or still exist on said property and subject to the rights of any parties in possession of the property.

Post judgment taxes and taxes for the current year are assumed by Grantee.

RP-2024-200396

IN TESTIMONY, WHEREOF, CITY OF LA PORTE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2012-60300 have caused these presents to be executed this 03 day of May 2024.

CITY OF LA PORTE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2012-60300.


Corby Alexander, CITY MANAGER, CITY OF LA PORTE

THE STATE OF TEXAS
COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared CORBY ALEXANDER, City Manager, City of La Porte, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated. 10R

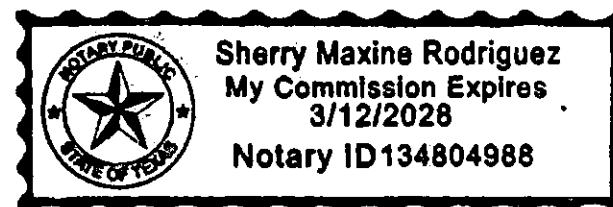
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 03 day of May 2024.



NOTARY PUBLIC, in and for the
STATE OF TEXAS

My Commission Expires: 03/12/2028

AFTER RECORDING, RETURN TO:
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.
1235 North Loop West, Suite 600
Houston, Texas 77008



Grantee: MATTHEW CHILDRESS
26738 HENSON FALLS DR.
KATY, TX 77494

FILED FOR RECORD

12:27:14 PM

Monday, June 3, 2024

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, June 3, 2024

Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

