

**CHANNELVIEW INDEPENDENT SCHOOL DISTRICT
Property Available for Resale-Includes Tax Sales**

This list represents only properties struck-off to the Channelview Independent School District as lead Plaintiff. Other properties that are located in Channelview ISD may be struck-off in name of Harris County or Harris County FWSD #6 or Harris County, but are generally not listed.

CASE # PREVIOUS OWNER LEGAL DESCRIPTION	JUDGMENT AMOUNT Post Judgment years	VALUE AT TIME OF JUDGMENT	ACCOUNT # ADDRESS (if available)	HCAD FACET MAP#
97-15874 <u>Frank M. Trenton, et al</u> Lt 40, Bk 7, Forest River Estates	\$22,750.86 + p/j years 1998-2000	\$37,500.00	083-626-000-0040 Forest Trail Ln.	6059C
94-34086 <u>Stephen L. Setliff, et al</u> A tract of property, consisting of 0.74 acres, more or less, being described as Tract 13B and part of Lot 13, Block 6, Lakeside Park Estates, Harris County, Texas.	\$4,135.14 + p/j year 1994-1995	\$11,700.00	065-041-006-0013 Harding Rd.	6058C
2001-04356 <u>Shearers, Inc.</u> Tr7A consisting of 0.220 acres, out of the Peter J. Duncan	\$11,617.87 + p/j years 2001-2002	\$23,960.00	042-093-000-0231 Waynesboro	5958C
96-29294 <u>Harold E. Grisham</u> Tr 1A of Lake Sandy Acres Tr 22 of Lake Sandy Acres Tr 21 of Lake Sandy Acres Tr 20 of Lake Sandy Acres Tr 19 of Lake Sandy Acres Tr 18 of Lake Sandy Acres Tr 9 of Lake Sandy Acres Tr 8 of Lake Sandy Acres Tr 1B of Lake Sandy Acres	\$ \$ \$ \$ \$ \$ \$ \$ \$	\$2,200.00 \$800.00 \$800.00 \$800.00 \$800.00 \$800.00 \$800.00 \$800.00 \$3,600.00	068-115-030-0029 068-115-030-0022 068-115-030-0021 068-115-030-0020 068-115-030-0019 068-115-030-0018 068-115-030-0009 068-115-030-0008 068-115-030-0030	
2005-24661 <u>Young, Elise H.</u> Lot 12, Block 5, Forest River Estates, Harris County, Texas	\$8,184.50 plus p/j year 2006	\$9,300.00	083-624-000-0012 0 Laurelwood Drive	6059B
2004-42175 <u>Elred William & Helen Louise Ackerman (Winn)</u> Lot 31, Block 9, San Jacinto River Estates, Section 1	\$7,300.00 + p/j year 2005	\$7,300.00	068-113-009-0031 17614 River Road	6159A

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LEGAL DESCRIPTION	Post Judgment years	JUDGMENT	(if available)	

2007-20313 Homes of San Antonio Tr 2 Forest River Estates Lot 26 Blk 6 .1653 acres Tr 3 Forest River Estates Lot 27 Blk 6 .1653 acres Tr 4 Forest River Estates Lot 26 Blk 4 .1653 acres Tr 5 Forest River Estates Lot 21 Blk 7 .1653 acres Tr 6 Forest River Estates Lot 49 Blk 7 .1653 acres Tr 7 Forest River Estates Lot 4 Blk 11 .1604 acres Tr 8 Forest River Estates	\$38,149.16 + p/j year 2007 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00	\$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00	083-625-000-0026 Water Oak 083-625-000-0027 Water Oak 083-623-000-0026 Laurelwood 083-626-000-0021 Water Oak 083-626-000-0049 Forest Trail 083-630-000-0004 Forest Trail 083-630-000-0020	6059B 6059B 6059A 6059C 6059C 6059C 6059B
2006-31962 Sally White Lot 9, Block 12, 0.2900 acres San Jacinto River Estates	\$6,343.17 + p/j years 2007-2008	\$7,318.00	068-113-012-0009 306 Fairmont St	6159C
2007-63987 Anne Heckler Lot 3, Block 11, 0.1700 acres, San Jacinto River Estates 1	\$33,181.27 + p/j years 2006 - current	\$143,863.00	068-113-011-0003 068-113-011-0021 320 Monmouth St	6059D
2006-78521 Bryan Wierwille Lt 2 Blk 5 Old River Terrace Sec 2	\$16,338.30 + p/j years 2007- current	\$74,213.00	065-091-005-0002 16526 Market St	6058A

***Prices listed are subject to post judgment taxes, penalties and interest. Post judgment years have been listed, but are not guaranteed to be accurate.**

→ If you would like to purchase property, you must submit an offer in writing to CISD Tax Office at 828 Sheldon Rd, Channelview, Texas 77530 or [Jennifer Flores at 713-862-1429](mailto:jflores@pbfc.com) (include the reason for the amount of the offer, in the event that it is less than the judgment amount). If you have questions, contact Jennifer Flores at 713-862-1860 or by email: jflores@pbfc.com.

→ If an offer is presented to the school board and approved, the property will be posted for resale via a **Public Auction**. PBFCM (Perdue, Brandon, Fielder, Collins & Mott) will notify the bidder of the auction date and time.

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Tax Sales Information*

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 each Month between the hours of 10:00 am and 4:00 pm on the courthouse steps at a place designated by the commissioners' court. (**Family Law Center 1115 Congress Houston, TX**)

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 PBFC&M nor the Tax Office can guarantee the title to any property. The tax 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.**

Taxes may be due beyond what is listed in the minimum bid amounts and must be **paid independently** of the bid amount.

The purchaser must obtain a tax certificate from the Harris County Tax Assessor/Collector's office that reflects no delinquent taxes in the purchaser's name for any taxing entities in Harris County. The Constable's Sale/Re-Sale Deed will not be issued until this tax certificate has been provided.

- **FOR INFORMATION REGARDING HARRIS COUNTY PROPERTY ADDRESSES, MAPS, IMPROVEMENTS, ETC.: PLEASE VISIT www.hcad.org.**