



**AUSTIN COUNTY APPRAISAL DISTRICT TAX SALES FOR  
 JUNE 5<sup>TH</sup>, 2018  
 AUSTIN COUNTY SHERIFF OFFICE  
 SCHEDULED FOR 10:00 A. M.**

**Tax Sale Information\***

- 1) Tax foreclosure sales are conducted by the Sheriff 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.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff 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.**

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

For more information on the properties listed below please contact Kevin Davidson, mailing address 1235 North Loop West, Ste. 600, Houston, TX 77008, contact phone number (713) 862-1860 ext. 6903, E-Mail address [kdavidson@pbfc.com](mailto:kdavidson@pbfc.com) or you may also contact Tina Swonke @ Austin County Appraisal District (979) 865-9124.

Austin County Appraisal District	June 5 <sup>th</sup> , 2018	Estimated Minimum Bid or Value (whichever is the lower amount)
2015V-0088- Austin County, et al vs. Chuck Wayne Waddle, Sr., et al  Address per CAD: 514 JONES ST  Value: \$5,359.00	GEO: R50651 A TRACT OF LAND BEING 0.252 ACRES, MORE OR LESS, IN THE J. F. PETTUS SURVEY, ABSTRACT 78, AUSTIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 740, PAGE 127 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.  Subject to 2017 taxes.	\$5,359.00
2015V-0103- Bellville Independent School District, ET AL vs. Piazza, Barbara Moudry, ET AL  Address per CAD: 11188 HWY 159 W  Value \$65,562.00	GEO: R07056 A TRACT OF LAND BEING, 2.099 ACRES, MORE OR LESS, IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 4, BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE NUMBER 851448 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.  Subject to 2017 taxes.	\$10,967.61
2015V-0132- Austin County, et al vs. Ward, John, et al  Address per CAD: KORTHAUER RD	GEO: R19570 A TRACT OF LAND BEING 9.36 ACRES MORE OR LESS, ALSO KNOWN AS TRACTS 8-11 IN THE JOEL LAKEY SURVEY, ABSTRACT 64, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAPS OF THE AUSTIN COUNTY APPRAISAL DISTRICT, ACCOUNT NUMBER R19570, BEING OUT OF THAT 29.4 ACRES MORE PARTICULARLY DESCRIBED IN VOLUME 43, PAGE 66 AND OUT OF THE 29.4 ACRES IN THE PARTITION MAP FILED IN VOLUME 95, PAGE 1 ALL OF THE	\$27,927.81

	DEED RECORDS OF AUSTIN COUNTY, TEXAS.	
Value \$116,906.00	Subject to 2017 taxes.	
2016V-0174- Bellville Independent School District, ET AL vs. Dan Collier & All Unknown Heirs  Address per CAD: LISA MAE RD  Value \$206,950.00	GEO: R08938 A TRACT OF LAND BEING 25.1 ACRES, MORE OR LESS, IN THE AMASA IVES LEAGUE, ABSTRACT 51, AUSTIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS TRACT 3 BEING 27.1 ACRES IN THE PARTITION DEED FILED IN VOLUME 125, PAGE 545, SAVE AND EXCEPT THE 2 ACRES DESCRIBED IN VOLUME 149, PAGE 295 ALL OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.	\$24,828.11

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 professional advice. Perdue, Brandon, Fielder, Collins, & Mott, L. L. P. ("PBFCM") **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 PBFCM.