



HARRIS COUNTY PCT. 7 EXECUTION SALE FOR AUGUST 7, 2018

LOCATION: Bayou City Event Center

TIME: 10:00:00 AM

Tax Sales Information*

- 1) Execution sales are conducted by the Sheriff or 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. at a place designated by the commissioner's court.
- 2) 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 our firm nor our clients can guarantee the title to any property. The execution 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 or liens may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) As required by the Texas Property Tax Code Section 34.011, IF ADOPTED IN THE COUNTY WHERE THE SALE IS BEING HELD, a bidder must register with the county Tax Assessor Collector in order to participate in the tax sale of delinquent real properties. This registration must be renewed annually. Contact the officer conducting the sale for more information about this requirement.
- 5) For more information regarding any sale listed below, please contact the PBFCM Houston office at (713) 862-1860 ext. 3373 or bhynson@pbfc.com.



PERDUE BRANDON
ATTORNEYS AT LAW

Cause No:	District Court:	Judgment Date:	Legal Description (Per Appraisal District):	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account #	Other Account
*** SALE UNDER WRIT OF EXECUTION ***	ALIEF INDEPENDENT SCHOOL DISTRICT vs. TRENTON L. LEWIN, INDIVIDUALLY AND DBA THE TREND HEALTH CARE SERVICES	2010-44445 157 th Judicial District Court 11-Jun-18	<u>Legal Description:</u> LOT EIGHTEEN (18), BLOCK SIX (6), OF CANTERBURY VILLAGE, SECTION ONE (1), AN SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 48, PAGE 7 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SUBJECT PROPERTY MORE COMMONLY KNOWN REFERRED TO AS 13210 ADLER, HOUSTON, TEXAS.	<u>Property Address (Per HCAD)</u> 13210 Adler Dr., Houston, TX 77047	\$74,883.00	<u>\$4,212.19</u> <u>(est.)</u>	06-06-2018	

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT WWW.HCAD.ORG.