



PERDUE BRANDON

ATTORNEYS AT LAW

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CROSBY INDEPENDENT SCHOOL DISTRICT Property Available for Resale-Includes Tax Sales

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

CASE # PREVIOUS OWNER LEGAL DESCRIPTION	JUDGMENT AMOUNT (ON SALE DATE)	VALUE AT THE TIME OF JUDGMENT	HCAD ACCOUNT # PROPERTY ADDRESS	HCAD MAP FACET
1999-63493 <u>William R. Parker, Jr.</u> Tr 1: 36.49 Acres, F. Rankin Tr 2: 69.696 Acres, F. Rankin Tr 3: 93.84092 Acre, F. Rankin Tr 4: 67.3822 Acre, F. Rankin	\$1,094,780.82 for all tracts (includes Indian Shores Golf Course and cannot be split up for sale at this time)	\$1,094,780.82	041-013-002-0020 041-041-000-0022 041-013-002-0021 041-041-000-0005 041-041-000-0006 041-041-000-0010 041-041-000-0016 041-041-000-0056	Not available for resale at this time
2010-49603 <u>Smith, Sheila K., Et Al</u> Tract 257B Arcadian Gardens Section 3	\$19,443.15+ p/j year(s)	\$42,365.00	072-003-000-0317 610 Chambers Rd, Crosby, TX 77532	Not available for resale at this time
2013-09277 <u>Leanna R. Dixon, et al</u> Tract 1: Lot 47, Arcadian Gardens, Section 3 Tract 2: Lot 48, Arcadian Gardens, Section 3	\$24,832.60+ p/j tax year(s) 2013-2014	\$35,081.00	Tract 1: 072-003-000-0047 0 Elm Ave., Crosby, TX 77532 Tract 2: 072-003-000-0048	Not available for resale at this time
2011-50527 <u>Mae Dora Provost Narcisse</u> Lot 7, Block 5, Dreamland, Sec 1	\$35,514.11 + p/j tax year(s)	\$40,846.00	075-039-005-0010 207 Dreamland Ave.	Not available for resale at this time
2012-16047 <u>Clephus Stewart</u> <u>Tract 1:</u> Tract 7 in Lot 3, Block 6, Crosby Townsite <u>Tract 2:</u> Tracts 6 & 11 in Lot 3, Bock 6, Crosby Townsite <u>Tract 3:</u> Tracts 1, 2, 3, 8, 9, 10, 13, 14, 15 & 16 in Lot 3, Crosby	\$45,299.00 + p/j tax year(s)	\$45,299.00	<u>Tract 1</u> 011-006-000-0032 0 Fletcher, Crosby, TX 77532 <u>Tract 2:</u> 011-006-000-0006 419 Fletcher, Crosby, TX 77532 <u>Tract 3:</u>	6164C

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

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CASE # PREVIOUS OWNER LEGAL DESCRIPTION	JUDGMENT AMOUNT (ON SALE DATE)	VALUE AT THE TIME OF JUDGMENT	HCAD ACCOUNT # PROPERTY ADDRESS	HCAD MAP FACET
Townsite			011-006-000-0017 5730 Fletcher, Crosby, TX 77532	
2013-44845 George I. Wofford Lt 2 Blk 14 Crosby Townsite	\$6,562.52 + p/j tax years	\$11,250.00	011-014-000-0002 0 FM 2100 Rd, Crosby, TX 77532	

If you would like to purchase property, please contact our Harris County Post-Judgment Department, 832-777-3373

If you would like to purchase property, see the instructions detailed below.

- **NOTE: In most cases, taxes become due and owing between the date of judgment and the date of sale (post judgment taxes). All purchases are made subject to those post judgment taxes. Please our Harris County Post-Judgment Department, 832-777-3373.**

Full Judgment Offer:

- **TO PLACE AN OFFER, FILL OUT THE BID FORM; SEND IT ALONG WITH A CASHIER’S CHECK FOR THE FULL AMOUNT OF YOUR OFFER AND A SEPARATE CASHIER’S CHECK FOR THE POST-JUDGMENT AMOUNTS PLUS \$20 DEED FEE (BOTH PAYABLE TO PBFCM); MAIL IT TO PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P. ADDRESS IS: 1235 N. LOOP WEST, SUITE 600, HOUSTON, TEXAS 77008.**
- **Your offer will be voted on by the school district’s review board, which meets once a month. Once approved, the funds will be distributed accordingly and the deed will be signed. Once the deed is recorded in the real property records of Harris County, Texas, it will be mailed to you.**

Below Judgment Offer:

- **TO PLACE AN OFFER, FILL OUT THE BID FORM; SEND IT ALONG WITH A CASHIER’S CHECK FOR \$350.00 (PAYABLE TO PBFCM); MAIL IT TO PERDUE,**

**CROSBY INDEPENDENT SCHOOL DISTRICT
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CASE #	JUDGMENT	VALUE AT	HCAD ACCOUNT #	HCAD MAP
PREVIOUS OWNER	AMOUNT	THE TIME OF	PROPERTY	FACET
LEGAL DESCRIPTION	(ON SALE DATE)	JUDGMENT	ADDRESS	

BRANDON, FIELDER, COLLINS & MOTT, L.L.P.; ADDRESS IS: 1235 N. LOOP WEST, SUITE 600, HOUSTON, TEXAS 77008.

- **Your offer will be voted on by the school district’s review board, which meets once a month. If approved, the property will be posted for a public auction. You will be notified of the details; date, time, location, etc. You, or someone that you designate, are to physically go to the auction and bid on the property; the opening bid will be the amount that you offered. If the property sells, your deposit of \$350.00 will be refunded to you. If you do not show up and/or the property is not purchased; your down payment will NOT be refunded.**
- **See Bid Form below.**
- **FOR INFORMATION REGARDING HARRIS COUNTY PROPERTY ADDRESSES, MAPS, IMPROVEMENTS, ETC.: PLEASE VISIT www.hcad.org.**

**CROSBY INDEPENDENT SCHOOL DISTRICT
OFFICIAL BID FORM**

Bids should be accompanied with a separate cashier's check for the offered price for each bid and made payable to Crosby Independent School District. Please enter the amount you wish to bid. The school district reserves the right to accept or reject any or all bids. No title insurance or survey will be provided. Property is being sold "as is", "where is" and "without warranty." Crosby Independent School District does not guarantee that a title company will issue title insurance on any tax resale property.

CAUSE NUMBER	ACCOUNT NUMBER	AMOUNT OF OFFER	Amount of Payment Accompanying Offer

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Tax code. I further understand that there may be other taxes due which were not included in the judgment and that I will be responsible for paying those taxes if I am the successful bidder. **I agree to indemnify the school district and its agent from any action or damages arising from the purchase of this property and agree to submit any dispute to the American Arbitration Association for resolution.**

Bidder's Name (Please Print or Type)

Bidder's Signature

Bidder's Address

City, State, Zip

Bidder's Telephone

Date

Additional information may be attached to this form to explain your bid. Bids not accepted will be returned.