

This list only represents property struck-off to Magnolia Independent School District as lead Plaintiff; other property is struck-off in name of Montgomery County, but generally not listed.

For more information, please contact Keila Smithers, mailing address 1235 North Loop West, Suite 600, Houston, Texas 77008, contact #, 713-862-1860 Ext. 6954, E-Mail Address ksmithers@pbfcm.com

Please see additional information at the bottom of this list. Perdue does not guarantee that all information on this list is 100% accurate though efforts are made to keep the list as accurate as possible. This list may not represent all properties that are currently available for purchase through Resale. Feel free to contact Keila Smithers with any questions.

	PREVIOUS OWNER CASE NUMBER LEGAL DESCRIPTION	MINIMUM BID AT ORIGINAL TAX SALE	APPRAISED VALUE AT TIME OF JUDGMENT	ACCOUNT NUMBER	DATE OF TAX DEED
1.	Charles Alan Ludeke, Jr. 12-12-13528 Tract 2: Lot 32, Skylight Timbers, Montgomery County, Texas	\$5,110.03	\$7,290.00	00.8855.00.03200	7/18/2014 PENDING OFFER
2.	COMPASS BANK AS SUCCESSOR IN INTEREST TO RIVER OAKS BANK & TRUST COMPANY AS TRUSTEE OF THE PAUL EDWIN STRUBE & THE MARY ELIZABETH STRUBE TRUST, ET AL 14-02-01780 A 2 ACRE DRILL SITE RESERVE OUT OF THE MATTIE NEAL 87.42 ACRE TRACT OF LAND IN THE CYRUS T. WARD SURVEY, ABSTRACT 613, MONTGOMERY COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN VOLUME 380, PAGE 156 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME 1144, PAGE 193 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AS THE 2 ACRE TRACT BEING EXCLUDED FROM CONVEYANCE IN THAT PARTICULAR INSTRUMENT.	\$17,228.10	\$40,000.00	00.0613.00.00300	01/20/2016 PENDING OFFER
3.	D'ALLEVA, DONNA, ET AL 15-04-03399 TRACT 42-I, AN APPROXIMATELY 1.249 ACRE TRACT IN ABSTRACT 78 THE JAMES BROWN SURVEY, MONTGOMERY COUNTY TEXAS, AS SHOWN ON THE MAPS OF THE MONTGOMERY CENTRAL APPRAISAL DISTRICT BEING THE SOUTH 381.62 FEET OF THE NORTH 717.27 FEET OF THE EASTERN 157.5 FEET OF THE 15 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS UNDER	\$10,716.71	\$24,980.00	00.0078.00.04224	9/13/2017

	PREVIOUS OWNER CASE NUMBER LEGAL DESCRIPTION	MINIMUM BID AT ORIGINAL TAX SALE	APPRAISED VALUE AT TIME OF JUDGMENT	ACCOUNT NUMBER	DATE OF TAX DEED
	CLERK'S FILE NUMBER 8126468, SAVE AND EXCEPT THE PORTION THEREOF WHICH LIES SOUTH OF A CREEK THAT RUNS THROUGH THE REFERENCED 15 ACRE TRACT, SAID CREEK FORMS THE SOUTH BOUNDARY OF THIS TRACT				
4.	SHERRY L. DOUGLAS 16-09-10219 TRACT 6, IN THE W. T. DUNLAVEY SURVEY, A-168, MONTGOMERY COUNTY, TEXAS CALLED 1.09 ACRES BY THE APPRAISAL DISTRICT, BEING THE SAME TRACT CALLED 0.849 ACRES BY SURVEY, AS DESCRIBED ON EXHIBIT "A" OF A DEED RECORDED IN THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 9527195.	\$11,845.34	\$30,520.00	00.0168.01.00600	9/13/2017 PENDING OFFER
5.	FRANK E. SMITH 21-06-08417 BEING 5 ACRES OUT OF AND A PART OF THAT TRACT RECORDED IN VOLUME 234, PAGE 464 DEED RECORDS IN MONTGOMERY COUNTY, TEXAS KNOWN AS LOT 25, LAKE CK RANCHETTES, SECTION 5; SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN THE COUNTY CLERK'S RECORDS, CLERK'S FILE NUMBER 7737844, IN MONTGOMERY COUNTY, TEXAS.	\$2,500.00	\$2,500.00	00.6614.05.02500	NOT AVAILABLE AT THIS TIME

- **SUBMITTING AN OFFER:** Submit/Mail required bid form to Perdue Brandon Fielder Collins & Mott, LLP at 1235 North Loop West, Suite 600, Houston, Texas 77008, or via fax 713-862-1429 or via email to Keila Smithers ksmithers@pbfcm.com. Any offer submitted without the bid form will NOT be considered.
- **FOR INFORMATION REGARDING MONTGOMERY COUNTY PROPERTY ADDRESSES, MAPS, IMPROVEMENTS, ETC.:** PLEASE VISIT THE MONTGOMERY COUNTY APPRAISAL DISTRICT'S WEBSITE: www.mcad-tx.org. (Click on Records)
- **NOTE:** In most cases, taxes become due and owing between the date of judgment and the date of sale (post judgment taxes). All offers must provide for those post judgment taxes. Please contact Keila Smithers at ksmithers@pbfcm.com or call 713-862-1860, ext. 6954 for post judgment tax amounts.
- ****BE AWARE THAT**:** once your offer is received, you will be notified within 45-60 days on whether your offer was accepted or rejected. If it is rejected, a reason will be provided. If it is



accepted, you will be given 15 days to send in the full amount of your offer. If the funds are NOT received within that time frame, your offer will be rescinded.

- See [bid form](#) below (on the next page down).

OFFICIAL BID FORM-TAX RESALE PROPERTY

You may bid on any or all of the parcels available- *that do not already have an offer pending*. Please enter the amount you wish to bid, Magnolia Independent 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”.**

(All Resale Offers are to Include the Delinquent Post Judgment Taxes)

Cause Number	Account Number	Amount Offered for Resale Property	Amount due for Post-Judgment Taxes (if any)	Total Amount Offered for Property
			P/J Years Due: Amount Due:	
			P/J Years Due: Amount Due:	

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 understand that I am responsible for post-judgment taxes, and I further understand that I am to provide for those taxes, if any, in the total amount offered for the property(ies). **I agree to indemnify the school district and its attorney and agent from any action or damages arising from the purchase of this property. Your filled out form may be mailed to the law firm: 1235 North Loop West, Suite 600, Houston, TX 77008, c/o Keila Smithers.**

Bidder's Name (Please Print or Type)
(Name wanted on deed)

Bidder's Signature

Bidder's Address (address wanted on deed)

Bidder's Telephone / Email Address

City

Zip

Date



Tammy J. McRae

Tax Assessor-Collector

Montgomery County

REQUEST FOR WRITTEN STATEMENT REGARDING DELINQUENT TAXES
TEXAS PROPERTY TAX CODE §34.015

A. Printed name of requesting person/company: _____

B. Mailing address: _____

C. List all property now owned by you in **MONTGOMERY** County or in ANY CITY OR SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART IN **MONTGOMERY** COUNTY as follows:

Tax Acct. No.	Legal Description	Property Address	Date Acquired
1) _____	_____	_____	_____
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

[Attach additional sheet if needed]

D. List all property formerly owned by you in **MONTGOMERY** County or in ANY CITY OR SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART OF **MONTGOMERY** COUNTY as follows:

Tax Acct. No.	Legal Description	Property Address	Date Acquired
1) _____	_____	_____	_____
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

[Attach additional sheet if needed]

I HEREBY REQUEST THAT THE **MONTGOMERY** COUNTY TAX ASSESSOR-COLLECTOR DELIVER TO ME AT THE ADDRESS SHOWN ABOVE A WRITTEN STATEMENT UNDER TEXAS PROPERTY TAX CODE §34.015 STATING WHETHER THERE ARE ANY DELINQUENT TAXES OWING BY ME TO **MONTGOMERY** COUNTY OR TO ANY SCHOOL DISTRICT OR MUNICIPALITY HAVING TERRITORY IN **MONTGOMERY** COUNTY, THE INFORMATION FURNISHED BY ME ON THE FORM ABOVE IS WITHIN MY PERSONAL KNOWLEDGE AND IS TRUE AND CORRECT.

Signature and title, if applicable, of Requesting Person

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS ____ DAY OF _____, 20 __, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF OFFICE.

[Notary Seal]

NOTARY PUBLIC, State of Texas

Printed Name: _____

Commission Expires: _____

“Committed to providing the citizens of Montgomery County with excellent public service while maintaining the highest level of accountability”

**400 N. San Jacinto St.
Conroe, Texas 77301**

**(936) 539-7897
(281) 354-5511 ext 7897**