

WALKER COUNTY: Property Available for Resale
AVAILABLE NOW BY FULL AMOUNT PURCHASE OR PUBLIC RESALE (TBA)

- 1) All sales and resales are without warranty of any kind. **Purchasers receive a Resale 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," 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.**
- 2) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount. (Post Judgment tax years)
- 3) All Properties Listed Below Are Held in Trust by Taxing Jurisdictions for Itself and Any Other Taxing Units Participating in The Judgment Granted and Original Constable Sale Wherein the Properties Were Struck Off to The Taxing Authorities Because No Bids Were Received.
- 4) It is the responsibility of an interested buyer to research all property information prior to purchasing any property.
- 5) For more information regarding any sale listed below or purchasing inquiry please contact our Conroe office at 936-242-6815 or via email thernandez@pbfc.com.

**** 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 other 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.**

You May Contact the Walker County Appraisal District At 936-295-0402 For Copies of Maps to Locate Property You May Be Interested in Purchasing or Visit Their Website www.walkercountyappraisal.com.

Cause No: Judgment Date:	Style of Case:	Legal Description:	Appraised Value at Time of Judgment	Minimum Bid at Original Tax Sale:	CAD Account #
T0148 03/09/2020	HUNTSVILLE INDEPENDENT SCHOOL DISTRICT vs. WILLIAM P ASHWORTH, ET AL	BEING THREE (3) ACRES OF LAND, MORE OR LESS, OUT OF THE C. EDINBURGH SURVEY, A-19, WALKER COUNTY, TEXAS, DESCRIBED IN THAT PARTITION DEED DESCRIBED AS TRACT EIGHT IN VOLUME 250, PAGE 339, DEED RECORDS OF WALKER COUNTY, TEXAS.	\$37,500.00	\$22,760.79	11971
T09-106 08/12/2019	HUNTSVILLE INDEPENDENT SCHOOL DISTRICT vs. ELOUISE PALMER, ET AL	4.25 ACRES OF LAND, MORE OR LESS, CALLED Tract 5.5, SITUATED IN THE GREEN SPILLERS SURVEY, ABSTRACT 534, WALKER COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN PARTITION DEED, VOLUME 274, PAGE 159 OF THE WALKER COUNTY TEXAS DEED RECORDS TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.	\$13,150.00	\$9,014.55	20680
T19-103 06/22/2020	WALKER COUNTY vs. JOHN PLACE, (DECEASED), ET AL	BEING LOTS 8 & 9, BLOCK 5, SECTION 2, DEEP RIVER PLANTATION SUBDIVISION, WALKER COUNTY, TEXAS, DESCRIBED IN VOLUME 233, PAGE 852, OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.	\$22,730.00	\$10,853.75	23390

T89107C 02/24/2020 PENDING OFFER	HUNTSVILLE INDEPENDENT SCHOOL DISTRICT vs. PHIFFER	1.086 ACRE OF LAND, MORE OR LESS, (ALSO CALLED LOT 7.2, WOODLAWN EAST) BEING THE RESIDUE OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN VOLUME 73, PAGE 484 LESS PROPERTY CONVEYED IN VOLUME 101, PAGE 231; VOLUME 101, PAGE 563; VOLUME 103, PAGE 497; AND VOLUME 106, PAGE 175 OF THE WALKER COUNTY TEXAS DEED RECORDS TO WHICH REFERENCE CAN BE MADE FOR A MORE COMPLETE DESCRIPTION.	\$5,000.00	\$5,000.00	39286
T89107C 02/24/2020 PENDING OFFER	HUNTSVILLE INDEPENDENT SCHOOL DISTRICT vs. PHIFFER	0.90 OF AN ACRE OF LAND, MORE OR LESS, (ALSO CALLED LOT 7, WOODLAWN EAST) BEING THE RESIDUE OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN VOLUME 73, PAGE 484 LESS PROPERTY CONVEYED IN VOLUME 101, PAGE 231; VOLUME 101, PAGE 563; VOLUME 103, PAGE 497; AND VOLUME 106, PAGE 175 OF THE WALKER COUNTY TEXAS DEED RECORDS TO WHICH REFERENCE CAN BE MADE FOR A MORE COMPLETE DESCRIPTION.	\$5,000.00	\$3,944.68	39284
T04164 09/14/2020	HUNTSVILLE INDEPENDENT SCHOOL DISTRICT vs. DAVID THOMAS, ET AL	1.00 ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE W. M. LINDLEY SURVEY, ABSTRACT 323, WALKER COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN VOLUME 142, PAGE 505, IN THE DEED RECORDS OF WALKER COUNTY, TEXAS	\$13,130.00	\$12,583.64	17938
T17-24 12/04/2023	WALKER COUNTY VS. MARGARET SARAH LEE CUPIT, ET AL	A 50% UNDIVIDED INTEREST IN LOT 37, SECTION ONE, RANCH ACRES SUBDIVISION, WALKER COUNTY, TEXAS, DESCRIBED IN VOLUME 904, PAGE 254 AND VOLUME 723, PAGE 869, OFFICIAL RECORDS OF WALKER COUNTY, TEXAS.	\$84,760.00	\$15,967.24	34516

PRIVATE RESALE PROCESS / SUBMITTING A RESALE OFFER

- If you wish to purchase a property on the list privately (without having to attend a public auction); please note that our clients will ONLY accept a 100% Full Judgment Offer.
- 100% Full Judgment Offer means that you must offer at least the amount listed in the column titled “Minimum Bid at Original Tax Sale” in the table above. **Post-sale interest accrues on the tax balance owed.**
- All properties are subject to any post judgment taxes that may be due. (Check with our office for verification of post judgment tax years and amounts.) **Your offer should include payment for any post judgment taxes that may be due.**
- All offers are subject to a Resale Deed recording fee: \$33.00.
- When you decide to purchase a property, fill out the Resale Form (***scroll to the last page of this list***) and send to our office via email to thernandez@pbfc.com
- Once the Resale Offer Form is received, it will be reviewed to verify if it is 100% full judgment.
 - If the offer is not 100%, you will receive a Rejection Letter.
 - If the offer is 100%, you will receive an Acceptance Letter detailing how you should submit payment on the offer. You will have up to 15 days to submit payment in full. **All payments must be certified funds.**
- Once we confirm that all payments have been made, the Resale Deed will be prepared and sent out for signature. Once the deed is recorded in the Real Property records, it will be mailed to you. A copy of the recorded resale deed will be sent to the County Appraisal District so that the ownership records can be updated.

****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.



**OFFICIAL BID FORM-TAX RESALE PROPERTY
WALKER COUNTY**

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, Walker County 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 and a \$34.00 Resale Deed Recording Fee)

Cause Number	Account Number	<u>Total</u> Amount Offered for Property

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 county and its attorney and agent from any action or damages arising from the purchase of this property.**

Your filled out form should be mailed to the law firm: 2040 North Loop 336 West, Suite 320, Conroe, TX 77304. (Email: thernandez@pbfc.com)

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