



**MONTGOMERY COUNTY SALES FOR MAY 4, 2021**

**LOCATION: Commissioner's Courtroom: 501 N. Thompson, 4th Floor (Suite 402), Conroe, Tx 77301**  
**TIME: 10 AM**

**Tax Sales Information\***

- 1) Tax foreclosure 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 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.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) For more information regarding any sale listed below, please contact the PBFcm Houston office at (713) 862-1860 or [ksmithers@pbfc.com](mailto:ksmithers@pbfc.com).

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description: Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
18-08-11307  284TH District Court  28-Feb-19	MAGNOLIA ISD vs. SWINEY, J. MICHAEL, INDEPENDENT EXECUTOR OF THE ESTATE OF DOROTHY SWINEY	APPROXIMATELY 8 ACRES OF LAND BEING THE PARK AREA AND THE LAKE AREA OF LONG LAKE ESTATES SUBDIVISION IN THE JAMES BROWN SURVEY, ABSTRACT 78, MONTGOMERY COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 7, PAGE 195, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.	\$24,000.00	\$7,889.67	0069300103300
19-03-03319  284TH District Court  24-Oct-20	MAGNOLIA ISD vs. SHOEMAKER, KIMBERLY ANN, ET AL	TRACT THREE (3), IN BLOCK ELEVEN (11), OF SPRING CREEK FOREST, SECTION THREE (3), MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN WARRANTY DEED, DATED AUGUST 9, 1973, RECORDED IN VOLUME  COUNTY, TEXAS. SAID PROPERTY IS COMMONLY KNOWN AS 9910 SENECA TRAIL, MAGNOLIA, TEXAS 77354.  9910 SENECA TRL, MAGNOLIA, TX 77354	<b>PULLED</b>		0089820311030
19-07-09621  284TH District Court  8-Sep-20	MAGNOLIA ISD vs. ARMAS, SALVADOR	A TRACT OF LAND BEING 5.0 ACRES, MORE OR LESS, OUT OF THE JOHN PHILLIPS SURVEY ABSTRACT NUMBER  2, OF OAKHURST ESTATES, AN UNRECORDED SUBDIVISION, AND BEING	<b>PULLED</b>		0075400000200

		MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT 'A' TO INSTRUMENT FILED UNDER CLERK'S FILE NUMBER 2004-004191 IN THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.			
19-07-09942 284TH District Court 28-Aug-20	MAGNOLIA ISD vs. PUTNAM, HARRY, ET AL	LOT 4, BEING 0.390 ACRES OF LAND, MORE OR LESS, IN BLOCK 4, OF DOGWOOD HILLS, SECTION 2, AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 12, PAGE 63 OF THE  <b>PULLED</b>  THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND MH LABEL# UNKNOWN, AND ALL IMPROVEMENTS THEREON.  26502 S HEATON LN, MAGNOLIA, TX 77355			0040350208600
19-07-10066 284TH District Court 28-Aug-20	MAGNOLIA ISD vs. CANTERBURY RANCH PROPERTY OWNERS ASSOCIATION, ET AL	A TRACT OF LAND BEING 0.959 ACRES, MORE OR LESS, ALSO KNOWN AS RESERVE C, CANTERBURY RANCH SUBDIVISION SECTION 1, A SUBDIVISION OF 56.247 ACRES LOCATED IN THE JOHN H. SMITH SURVEY, ABSTRACT NUMBER 533, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET J, SHEET 114, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.  &  A TRACT OF LAND BEING 0.388 ACRES, MORE OR LESS, ALSO KNOWN AS RESERVE B, CANTERBURY RANCH SUBDIVISION SECTION 1, A SUBDIVISION OF 56.247 ACRES LOCATED IN THE JOHN H. SMITH SURVEY, ABSTRACT NUMBER 533,	\$3,500.00	\$3,500.00	0032810004900 0032810004800 0032810004700

		<p>MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET J, SHEET 114, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.</p> <p style="text-align: center;">&amp;</p> <p>A TRACT OF LAND BEING 2.259 ACRES, MORE OR LESS, ALSO KNOWN AS RESERVE A, CANTERBURY RANCH SUBDIVISION SECTION 1, A SUBDIVISION OF 56.247 ACRES LOCATED IN THE JOHN H. SMITH SURVEY, ABSTRACT NUMBER 533, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET J, SHEET 114, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.</p>			
<p>19-02-02375</p> <p>284TH District Court</p> <p>24-Oct-20</p>	<p>WILLIS ISD vs. HARDY, BEATRICE</p>	<p>TRACT THIRTY-TWO (32) OF MT ZION ESTATES, AND BEING OUT OF THE JOSE MARIA DE LA SURVEY, A-15, MONTGOMERY COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN CABINET D, SHEET 109-A, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.</p>	<p>\$16,930.00</p>	<p>\$6,632.09</p>	<p>0073300003200</p>
<p>19-02-02492</p> <p>284TH District Court</p> <p>27-Feb-20</p>	<p>WILLIS ISD vs. PANORAMA COUNTRY HOUSE ASSOCIATION, INC.</p>	<p>LOT 81, PANORAMA SUBDIVISION, GREENBRIAR, SECTION 2, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 413 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.</p> <p style="text-align: center;">&amp;</p> <p>LOT 82, PANORAMA SUBDIVISION, GREENBRIAR, SECTION 2, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 413 OF THE MAP RECORDS OF</p>	<p>\$44,880.00</p>	<p>\$3,868.69</p>	<p>0077200208100</p> <p>0077200208200</p> <p>0077200208300</p>

		<p>MONTGOMERY COUNTY, TEXAS.</p> <p>&amp;</p> <p>LOT 83, PANORAMA SUBDIVISION, GREENBRIAR, SECTION 2, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 413 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.</p>			
<p>19-02-02492</p> <p>284TH District Court</p> <p>27-Feb-20</p>	<p>WILLIS ISD vs. PANORAMA COUNTRY HOUSE ASSOCIATION, INC.</p>	<p>BEING THE COMMON AREA OF PANORAMA COUNTRY HOUSE, PANORAMA SUBDIVISION LOCATED ON MONTGOMERY COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN VOLUME 838, PAGE 898 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.</p>	\$10,000.00	\$1,060.40	0077460003200
<p>19-08-11137</p> <p>284TH District Court</p> <p>28-Aug-20</p>	<p>WILLIS ISD vs. SCHEID, ARTHUR, ET AL</p>	<p>LOT 78, IN BLOCK 3, OF WALNUT COVE, SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET C, SHEET 182-B OF THE PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.</p> <p>&amp;</p> <p>LOT 77, IN BLOCK 3, OF WALNUT COVE, SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET C, SHEET 182-B OF THE PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.</p>	\$10,300.00	\$8,234.30	<p>0094620223000</p> <p>0094620222900</p>
<p>19-08-11707</p> <p>284TH District Court</p>	<p>WILLIS ISD vs. SIBAJA SANTA</p>	<p>LOT 39, BLOCK 6, WALNUT COVE, SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 182-B OF THE PLAT</p>	\$25,890.00	\$8,115.17	0094620247700

28-Aug-20		RECORDS OF MONTGOMERY COUNTY, TEXAS				
19-10-13463	284TH District Court	WILLIS ISD vs. CTM HOLDINGS, LLC	PART OF TRACT 12-A BEING ACRES 114.213, MORE OR LESS, IN THE CALVIN LYNCH SURVEY, ABSTRACT 314, MONTGOMERY COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 185.204 ACRES			0003140001205
29-Aug-20			TEXAS AND PER THE MAPS OF THE MONTGOMERY CENTRAL APPRAISAL DISTRICT.			
19-10-13463	284TH District Court	WILLIS ISD vs. CTM HOLDINGS, LLC	PART OF TRACT 12-A BEING ACRES 60, MORE OR LESS, IN THE CALVIN LYNCH SURVEY, ABSTRACT 314, MONTGOMERY COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 185.204 ACRES			0003140001207
29-Aug-20			TEXAS AND PER THE MAPS OF THE MONTGOMERY CENTRAL APPRAISAL DISTRICT.  10201 FARRELL RD, WILLIS, TX 77378			

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT [www.mcad-tx.org](http://www.mcad-tx.org)