

PB | PERDUE BRANDON

ATTORNEYS AT LAW

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CHANNELVIEW INDEPENDENT SCHOOL DISTRICT Property Available for Resale-Includes Tax Sales **Updated as of 1-11-2023**

This list represents only properties struck-off to the Channelview Independent School District as lead Plaintiff. Other properties that are located in Channelview ISD may be struck-off in name of Harris County or Harris County FWSD #6 or Harris County, but are generally not listed.

CASE #	JUDGMENT AMOUNT	VALUE AT TIME OF JUDGMENT	ACCOUNT # ADDRESS (if available)	HCAD FACET MAP#
2001-04356 Shearers, Inc. Tr7A consisting of 0.220 acres, out of the Peter J. Duncan	\$11,617.87 + p/j years 2001-2002	\$23,960.00	042-093-000-0231 Waynesboro	5958C
2010-34252 Margaret L. Mangiofico Tract 68, Channelview Village U/R, Harris County, Texas	\$8,974.48 + p/j tax year(s) 2011	\$9,953.00	114-290-000-0067 0 Greenway St, Channelview, TX 77530	6059A STRUCK OFF TO HARRIS COUNTY WCID # 84

***Prices listed are subject to post judgment taxes, penalties and interest. Post judgment years have been listed, but are not guaranteed to be accurate.**

→ If you would like to purchase property, you must submit an offer in writing to CISD Tax Office at 828 Sheldon Rd, Channelview, Texas 77530 (include the reason for the amount of the offer, in the event that it is less than the judgment amount). **If you have questions, contact Harris County Post-Judgment Dept. at Perdue Brandon Fielder Collins & Mott, LLP at 832-777-3373.**

→ If an offer is presented to the school board and approved, the property will be posted for resale via a **Public Auction**. PBFCM (Perdue, Brandon, Fielder, Collins & Mott) will notify the bidder of the auction date and time.

Tax Sales Information*

Tax foreclosure sales are conducted by the **Sheriff** or a Constable of the county where the property is located. These sales are held on the **First Tuesday** of each Month between the hours of 10:00 am and 4:00 pm on the courthouse steps at a place designated by the commissioners' court. **(Bayou City Event Center, 9401 Knight Rd, Houston, Harris County, Texas 77045)**

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 PBFC&M nor the Tax Office can guarantee the title to any property. The tax is an "as is", "where is", "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.**

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CASE #	JUDGMENT	VALUE AT	ACCOUNT #	HCAD FACET
PREVIOUS OWNER	AMOUNT	TIME OF	ADDRESS	MAP#
LEGAL DESCRIPTION	Post Judgment years	JUDGMENT	(if available)	

Taxes may be due beyond what is listed in the minimum bid amounts and must be **paid independently** of the bid amount.

- **FOR INFORMATION REGARDING HARRIS COUNTY PROPERTY ADDRESSES, MAPS, IMPROVEMENTS, ETC.: PLEASE VISIT www.hcad.org.**