

**WALKER COUNTY: Property Available for Resale**

**AVAILABLE NOW BY FULL AMOUNT PURCHASE OR PUBLIC RESALE (TBA)**

- 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. (Post Judgment tax years)
- 4) All of the 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.
- 5) It is the responsibility of an interested buyer to research any and all property information prior to purchasing any property.
- 6) For more information regarding any sale listed below or purchasing inquiry please call our Conroe office at 936-242-6815 or [nchampion@pbfc.com](mailto:nchampion@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.

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ATTORNEYS AT LAW

Cause No: Judgment Date: Date of Tax Deed	Style of Case:	Legal Description:	Appraised Value at Time of Judgment	Minimum Bid at Original Tax Sale:	CAD Account #
<b>T01-26</b> 02/25/19 08/02/19	<b>HUNTSVILLE ISD vs. CURTIS DEVELOPME T CORP., ET AL</b>	BEING LOT 122, BLOCK 37, SEC. 4, ELKINS LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 1, PAGE 21, PLAT RECORDS AND VOL. 203, PAGE 563, OFFICIAL PUBLIC RECORDS WALKER COUNTY, TX.  <i>Judgment includes tax year 2018</i>	\$6,500.00	<b>\$4,965.50</b>	26290
<b>T05114</b> 12/10/18 08/02/19	<b>HUNTSVILLE ISD vs. BUTCHER LUCHES &amp; KATIE</b>	BEING 0.58 (CALLED 0.7) ACRES OF LAND, MORE OR LESS, G.A. LAMB SURVEY, A-326, WALKER COUNTY, TX, DESCRIBED IN VOL. 104, PAGE 179 AND VOL. 323, PAGE 609, DEED RECORDS WALKER COUNTY, TX.  <i>Subject to Post Judgment Tax Year 2018</i>	\$10,500.00	<b>\$8,041.30</b>	18157
<b>T07-137</b> 01/28/19 08/02/19	<b>HUNTSVILLE ISD vs. KENNETH L. VAUGHAN, ET AL</b>	LOT 32, BLOCK 37, SEC. 4 OF ELKINS LAKE SUBDIVISION, CITY OF HUNTSVILLE, WALKER COUNTY, TX, VOL. 340, PAGE 515, OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TX.  <i>Subject to Post Judgment Tax Year 2018</i>	\$6,500.00	<b>\$5,055.23</b>	26212
<b>T07-156</b> 04/11/11 06/29/11	<b>RICHARDS ISD VS CYNTHINIE MCCASLAND</b>	<b>0.25</b> ACRES OF LAND, MORE OR LESS, (ALSO CALLED TRACT 12), OUT OF AND A PART OF THAT CERTAIN 5.07 ACRE TRACT SITUATED IN THE C. G. HOYT SURVEY, ABSTRACT 245, WALKER COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN VOLUME 324, PAGE 806 OF THE WALKER COUNTY TEXAS DEED RECORDS	\$1,250.00	<b>\$1,250.00</b>	17263
<b>T07-94</b> 01/14/19 08/02/19	<b>HUNTSVILLE ISD vs. KENNETH W. WOLFE, ET AL</b>	BEING LOT 706, SEC. 1, HARMON CREEK RIDGE SUBDIVISION, WALKER COUNTY, TX, VOL. 8, PAGE 887, OFFICIAL RECORDS OF WALKER COUNTY, TX.  <i>Subject to Post Judgment Tax Year 2018</i>	\$3,000.00	<b>\$1,973.06</b>	28665 <b>*Resale Offer Pending as of 9/12/19</b>

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Cause No: Judgment Date: Date of Tax Deed	Style of Case:	Legal Description:	Appraised Value at Time of Judgment	Minimum Bid at Original Tax Sale:	CAD Account #
<b>T17-137</b> 06/25/18 03/05/19	<b>WALKER COUNTY vs. UNKNOWN HEIRS OF EFFIE M. SANDERS, ET AL</b>	BEING LOTS 21-23, BLOCK 9, RIVERSIDE HARBOR SUBDIVISION, WALKER COUNTY, TEXAS, DESCRIBED IN VOLUME 422, PAGE 752 AND VOLUME 433, PAGE 705, WALKER COUNTY, TEXAS	\$13,160.00	<b>\$8,722.38</b> Subject to P/J tax year 2018	35606
<b>T15-94</b> 02/11/19 08/02/19	<b>WALKER COUNTY vs. LLOYD GALLAWAY AKA LLOYD GALLOWAY, ET AL</b>	LOTS 454 AND 455, SEC. 2, HARMON CREEK RIDGE SUBDIVISION, WALKER COUNTY, TX, DESCRIBED IN VOL. 966, PAGE 720, OFFICIAL RECORDS WALKER COUNTY, TX.  <i>Judgment includes tax year 2018</i>	\$13,730.00	<b>\$7,984.50</b>	28823 & 28824
<b>T17-144</b> 03/11/19 08/02/19	<b>WALKER COUNTY vs. DOROTHY JEANETTE BOOTHE, ET AL</b>	0.51 OF AN ACRE OF LAND, MORE OR LESS, THOMAS R. PEEL, ABSTRACT 433, VOL. 426, PAGE 514 OF THE WALKER COUNTY TX DEED RECORDS TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.  <i>Judgment includes tax year 2018</i>	\$8,840.00	<b>\$3,104.83</b>	19455
<b>T17-87</b> 01/28/19 08/02/19	<b>WALKER COUNTY vs. JIMMIE L. WEBER, ET AL</b>	BEING LOT 44 & 45, BLOCK 1A, DEEP RIVER, SEC. ONE, A SUBDIVISION IN WALKER COUNTY, TX, INCLUDING A MOBILE HOME, LABEL # TEX0219926, DESCRIBED IN VOL. 424, PAGE 689, OFFICIAL RECORDS WALKER COUNTY, TX.  <i>Subject to Post Judgment Tax Year 2018</i>	\$6,480.00	<b>\$2,611.71</b>	23210

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](http://www.walkercountyappraisal.com).

**See next page for Private Resale Process.**

***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.
- 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.
- When you decide to purchase a property, fill out the Resale Form ([link here](#)) and send to our office via email to [nchampion@pbfc.com](mailto:nchampion@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 30 days to submit payment in full. All payments must be certified funds.
- Once we confirm that all payments are 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.

