

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE:

JUNE 4, 2019 AT 10:00 A.M.

PLACE:

WALLER COUNTY COURTHOUSE, EAST SIDE ASSEMBLY ROOM

The property listed below will be sold at Sheriff's Sale in the East Side Assembly Room, First Floor of the Waller County Courthouse, in Hempstead, Texas, on June 4, 2019, beginning at 10:00 A.M. The Sheriff or his agent will sell the property to the highest bidder for cash upon oral bids under the rules governing auction sales generally. The bidding must start at the amount set out opposite each tract and no lesser bid may be accepted. The opening bid consists of the amount of taxes and costs adjudged due against each tract of real property, plus fees of sale and taxes coming due since the date of judgment so that all Delinquent Taxes are paid with the opening bid. All sales are made subject to the right of the former owner to redeem within six months or two years (for homesteads or ag-use land) from the date the purchaser's deed is filed for record. The redemption amount is purchase price plus 25% at the end of year one, or 50% if the redemption occurs during year two. Purchasers will receive the ordinary type of Sheriff's Deed, which is without warranty, expressed or implied. It will also be necessary that the bidders satisfy themselves concerning the location of the property on the ground prior to the sale. Maps or plats of the subdivision are on file in the office of the Waller County Clerk and all papers in the suits upon which this sale is based are on file in the office of the Waller County District Clerk (suit numbers are indicated following the property description.)

NOTICE TO BUYERS: All persons who wish to bid on the property in the Tax Foreclosure Sale described in this Notice must purchase a **Statement of Eligibility** from the Waller County Tax Office NO LATER THAN FIVE BUSINESS DAYS PRIOR TO THE DAY OF THE SALE *or* NO LATER THAN THE WEDNESDAY BEFORE THE DAY OF THE SALE. Persons who fail to purchase the Statement of Eligibility cannot bid at the Sale. Persons who wish to bid should contact the Waller County Tax Office, 730 9th Street, Hempstead, Texas 77445, (979)-826-7620.

ITEM #1

\$ 6,662.00*

~~All That Certain Tract Or Parcel Being 80 Feet By 408 Half Feet (.7502295 Acres), Being Out Of Blocks 22 And 15 To The Town Of Brookshire, Waller County, Texas; Said Tract Being More Particularly Described By Metes And Bounds In Deed Dated May 17, 1945 From Lillie Byrd Randle Williams And Henry Williams, Jr. To Emma Lee Light And Jimmie Light Recorded In Volume 110, Page 140, Deed Records Of Waller County, Texas. (Account No. R15167)~~

~~Suit No: 2006-03-6119~~

~~UNKNOWN HEIRS TO THE ESTATE OF EMMA LEE LIGHT, DECEASED, ET AL~~

~~Value: \$35,810.00~~

ITEM #2

\$ 5,631.00*

0.148 acre, Kellner Outlots, Lot 14-10, Block 14, Town of Brookshire, WM. Cooper Survey, A-20, Waller County, Texas, as described in Volume No. 743, Page 507, Deed Records of Waller County, Texas. (Account No. R106469)

Suit No: 2014-02-7723

CHARLES LYONS, ET AL

Value: \$12,250.00

*Figures do not include amounts due to the Brookshire Municipal Water District.

ITEM #3

\$54,844.00*

Six-Seventh (6/7th) Undivided Interest in an to Lots 1 & 2, Block 25, City of Brookshire, Waller County, Texas, as described in Volume No. 534, Page 836, Deed Records of Waller County, Texas, known as 1030 Waller Avenue, Brookshire, Waller County, Texas.

(Account No. R168335, R168336, R168337, R168338, R168339, R168340, R168341, R168342, R168343, R168344, R168345 and R168346)

Suit No: 2014-04-7819

GLADYS M. JOHNSON, ET AL

Value: \$85,557.00

*Figures do not include amounts due to the Brookshire Municipal Water District.

ITEM #4

\$ 13,157.00*

1.0 acre, more or less, Tract 139, H & TC RR Co. Survey, Section 73, A-154, Waller County, Texas, as described in that deed from S.V. Drake to Georgia Wade, recorded 5-4-18 at Volume No. 45, Page 820, Deed Records of Waller County, Texas. (Account No. R40137)

Suit No: 2014-12-7961

GEORGIA WADE, DECEASED, ET AL

Value: \$32,500.00

*Figures do not include amounts due to the Brookshire Municipal Water District.

ITEM #5

\$ 3,599.00

Lot 4, Block 609, City of Hempstead, Waller County, Texas, as shown on the plat thereof at Volume No. 106, Page 311, Deed Records of Waller County, Texas. (Account No. R21574)

Suit No: 2017-01-8325

MARY LEE SIMS, DECEASED, ET AL

Value: \$41,450.00

ITEM #6

\$ 9,731.00

3.75 acres, Tract 193, Juan A. Padillo Survey, A-48, Waller County, Texas, as described in Volume No. 852, Page 799, Deed Records of Waller County, Texas. (Account No. R8208)

Suit No: 2017-02-8362

JOHNNY PRYOR, ET AL

Value: \$57,200.00

ITEM #7

\$ 17,814.00

Lots 1-10, Block 154, City of Hempstead, Waller County, Texas, as described in Volume No. 1368, Page 796, Deed Records of Waller County, Texas. (Account No. R20017)

Suit No: 2017-05-8397

BOBBY RIDDLE

Value: \$116,390.00

ITEM #8

\$ 46,412.00

Tract 4, Peach Ridge Estates Subdivision, Waller County, Texas, as described in Volume No. 1183, Page 839, Deed Records of Waller County, Texas. (Account No. R24688)

Suit No: 2017-10-8489
HUMBERTINA C. AZANON
Value: \$440,500.00

ITEM #9

\$ 369.00

Business Personal Property - Inventory, furniture & fixtures, 37484 Elberta Lane, Brookshire, Waller County, Texas.
(Account No. P302239)

Suit No: 2017-10-8489
HUMBERTINA C. AZANON
Value: \$2,500.00

ITEM #10

\$ 896.00

11.07 acres, more or less, Tract 11, A & M Survey, A-337, Waller County, Texas, as described in Volume No. 1436, Page 773, Deed Records of Waller County, Texas. (Account No. R203215)

Suit No: 2017-10-8492
REINA GONZALEZ
Value: \$166,050.00

-- COSTS ONLY --

ITEM #11

\$ 3,887.00*

Lot 20, Block 10, Town of Kellner, City of Brookshire, Waller County, Texas, as described in Volume No. 1051, Page 789, Deed Records of Waller County, Texas, 1107 Waller Avenue, Brookshire, Texas.
(Account No. R22227)

Suit No: 2018-05-8647
TOMASZ DEVELOPMENT GROUP, LLC
Value: \$7,980.00

*Figures do not include amounts due to the Brookshire Municipal Water District.

Item #12

\$ 17,596.00

Mobile Home Only, HUD Label No's. LOU0022401 and LOU0022402, Sherwood Homes Manufacturer, located on Lot 1, Block 536, City of Hempstead, Waller County, Texas. (Account No. R162024)

Suit No: 2017-05-8398
Cynthia Kay Hartman
Value: \$75,100.00

*Figures do not include amounts due to the Brookshire Municipal Water District.