

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE:

DECEMBER 6, 2011 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 DECEMBER 6, 2011, 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.

Bid amounts on properties within the jurisdictions of the City of Brookshire, Brookshire MWD and the City of Prairie View may not reflect the complete or total tax liability.

Bid Amounts DO Include the 2011 Tax Amounts.

<u>Item No./Location</u>	<u>Property/I.D. No./Former Owner/Suit No.</u>	<u>Bid</u>
ITEM NO. 1		\$ 24,225.00

~~51.166 acres, more or less, Tract 5, James Hitchcock Survey, Abstract 138, as described in Volume 794, Page 155 Deed Records of Waller County, Texas. (Account No. R10674)~~

~~Suit No: 2007-09-6459
S. A. WALLER LTD A TEXAS LIMITED PARTNERSHIP
Value: \$425,200.00~~

<u>ITEM NO. 2</u>	\$ 4,701.00
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Lot 116, Block 5, Brookshire Gardens Subdivision, Waller County, Texas, as described in Volume No. 1147, Page 333, Deed Records of Waller County, Texas. (Account No. R15473)

Suit No: 2007-12-6510
HAZEL RICHARDSON, ET AL
Value: \$10,000.00

<u>ITEM NO. 3</u>	\$ 9,241.00
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Lot 2, Block 39, Town of Brookshire, Waller County, Texas, as described in Volume No. 430, Page 115, Deed Records of Waller County. (Account No. R15006)

Suit No: 2008-07-6625
LOUIS MUNOZ, ET AL
Value: \$8,550.00

<u>ITEM NO. 4</u>	\$ 16,200.00
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25.0 acres, more or less, Tract 345, William Cooper Survey, A-20, Waller County, Texas, as described in Volume No. 53, Page 584, Deed Records of Waller County, Texas. (Account No. R5418)

Suit No: 2008-09-6656
EUGENE HOWARD, ET AL
Value: \$69,380.00

ITEM NO. 5

\$ 24,647.00

2.5 acres, more or less, Tract 999, William Cooper Survey, A-20, Waller County, Texas, as described in Volume No. 98, Pages 578-579, being the residue of that 7 1/2 acres described therein, after the conveyance there from of 4 1/2 acres, more or less to Cleveland Sampson in Volume No. 107, Page 614 and Volume No. 108, Page 38, Deed Records of Waller County, Texas. (Account No. R5484)

Suit No: 2008-09-6656
EUGENE HOWARD, ET AL
Value: \$50,000.

ITEM NO. 6

\$ 4,605.00

Lots 2, 3, 4, 5, ~~7, 8~~ & 9 (Whole Block), Block 471, Town of Hempstead, Waller County, Texas, as described in Volume No. 570, Page 256, Deed Records of Waller County, Texas. (Account No. R216010)*

***Please Note That Lots 7 and 8 Have Been Removed From the Sale**

Suit No: 2009-06-6771
D.W. SOWELL DEVELOPMENT, LTD. ALSO KNOWN AS D.W. SOWELL DEVELOPMENT, INCORPORATED, ET AL
Value: \$25,000.00

ITEM NO. 7

\$ 18,205.00

~~9.90 acres, Tract 26, Stephen Miller Survey, A 219, Waller County, Texas, as described in Volume No. 301, Page 511 and Volume No. 201, Page 421, Deed Records of Waller County, Texas. (Account No. R11859)~~

~~Suit No: 2009-09-6816
MAHALIA SANDERS SAULS, ET AL
Value: \$99,000.00~~

ITEM NO. 8

\$ 5,440.00

TRACT #1, 1.00 acre, more or less, situated in the Nathan Brookshire Survey, A-16, Waller County, Texas, as described in Deed dated December 27, 1968, from Dave Tilley to Joe Armstrong etux, recorded in Volume 212, Page 43, Deed Records of Waller County, Texas. (Account No. R4751)

Suit No: 2009-11-6840

DAISY B. ARMSTRONG-SCOTT, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF JOE ARMSTRONG, DECEASED, ET AL

Value: \$32,500.00

ITEM NO. 9

\$ 13,225.00

8.3328 acres, more or less, situated in the Nathan Brookshire Survey, A-16, Waller County, Texas, as described in deed dated march 8, 1985, from Karl N. Micklitz to Joe Armstrong etux, recorded in Volume 378, Page 562, Deed Records of Waller County, Texas. (Account No. R40051)

Suit No: 2009-11-6840

DAISY B. ARMSTRONG-SCOTT, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF JOE ARMSTRONG, DECEASED, ET AL

Value: \$72,600.00

~~ITEM NO. 10~~

~~\$ 3,569.00~~

~~Lot 148, Peregrine Estates Subdivision, Section 2, Waller County, Texas, as described in Volume No. 676, Page 530, Deed Records of Waller County, Texas. (Account No. R24932)~~

~~Suit No: 2010-02-6862~~

~~CRISELDA PEREZ~~

~~Value: \$43,200.00~~

ITEM NO. 11

\$ 13,511.00

Lot 1, Block 11, College Addition, Town of Waller, Waller County, Texas, as described in Volume No. 348, Page 516, Deed Records of Waller County, Texas. (Account No. R29113)

Suit No: 2010-02-6877

HENRY WOODARD

Value: \$9,980.00

ITEM NO. 12

~~\$ 5,855.00~~

~~0.71 Acres, Lot 1, Block 209, City of Hempstead, Waller County, Texas, as described in Volume 490, Page 852, Deed Records of Waller County, Texas. (Account No. R158503)~~

~~Suit No: 2010-03-6887~~

~~TOMMY WASHINGTON, ET AL~~

~~Value: \$33,150.00~~

ITEM NO. 13

~~\$ 8,518.00~~

~~Lots 6,7,8,9, 10, Block 390, City of Hempstead, Waller County, Texas, as described in Volume 615, Page 715, Deed Records of Waller County, Texas. (Account No. R21036)~~

~~Suit No: 2010-03-6888~~

~~R.C. JACKSON, ET AL~~

~~Value: \$75,310.00~~

ITEM NO. 14

~~0.5 acres, more or less, called Lot 53, Clark Addition, City of Prairie View, G.A. Dennett Survey, A 124, Waller County, Texas, as described in Volume 568, Page 329, Deed Records of Waller County, Texas. (Account No. R15730)~~

~~Suit No: 2010-03-6893~~

~~MICHAEL PASTOR PRINCE ALSO KNOWN AS MICHAEL WESLEY PRINCE, ET AL~~

~~Value: \$77,070.00~~

ITEM NO. 15

~~\$ 3,607.00~~

~~Lot 23, (Old Map Tracts 23 & 24), Oakridge Estates, Waller County, Texas, as described in Volume No. 513, Page 827, Deed Records of Waller County, Texas. (Account No. R24471)~~

~~Suit No: 2010-04-6899~~

~~DAVID MICHAEL BROWN~~

~~Value: \$19,090.00~~

ITEM NO. 16

\$ 6,752.00

1.0 acre, more or less, Tract 17-1, William Whiteside Survey, A-61, Waller County, Texas, as described in Volume No. 713, Page 493, Deed Records of Waller County, Texas.
(Account No. R45402)

Suit No: 2010-04-6900
ELLA MAE BROWN, ET AL
Value: \$16,130.00

ITEM NO. 17

\$ 30,560.00

10.0 acres, more or less, Tract 320, J. Liendo Survey, Waller County, Texas, as described in Volume No. 28, Page 89, Deed Records of Waller County, Texas, Near FM 359 & Monaville, WCAD Map Reference 225/245. (Account No. R7674)

Suit No: 2010-05-6911
MARION WOODARD, JR., ET AL
Value: \$45,000.00

ITEM NO. 18

\$ 21,482.00

~~4.0 acres, more or less, Tract 3, J.C. White Survey, A-275, Waller County, Texas, as described in Volume 829, Pages 672 and 678, Deed Records of Waller County, Texas.
(Account No. R12968)~~

~~Suit No: 2010-05-6921
JOHONNIA WILLIAMSON TIEKNOR ALSO KNOWN AS JOHONNIA WILLIAMSON TAYLOR, ET AL
Value: \$88,910.00~~

ITEM NO. 19

~~Lots 6-7, Block 332, City of Hempstead, Waller County, Texas, as described in Volume No. 1054, Page 638, Deed Records of Waller County, Texas. (Account No. R194018)~~

~~Suit No: 2010-05-6927
ANTHONY WILDER, ET AL
Value: \$100,300.00~~

ITEM NO. 20

\$ 8,729.00

2.0 ACRES, Tract 145-3, Juan A. Padillo Survey, A-48, Waller County, Texas.
(Account No. R198730)

Suit No: 2010-05-6929
LARRY W. WILSON, ET AL
Value: \$40,000.00

~~**ITEM NO. 21**~~

~~**\$ 5,102.00**~~

~~0.60 acres, more or less, part of Lot 4, Aspirin Acres, BBB & C Survey, A-P9, Waller County, Texas, as described in Volume No. 692, Page 87, Deed Records of Waller County, Texas.
(Account No. R14131)~~

~~Suit No: 2010-07-6940
BRAD WOOD, ET AL
Value: \$53,960.00~~

~~**ITEM NO. 22**~~

~~**\$ 3,102.00**~~

~~Lot 2, Block 261, City of Hempstead, Waller County, Texas, as described in Volume No. 782, Page 881, Deed Records of Waller County, Texas. (Account No. R20474)~~

~~Suit No: 2010-07-6941
DEMETRIC (DEMETRA) ROBINSON
Value: \$27,210.00~~

ITEM NO. 23

\$ 10,522.00

Lot 7, Monaville Estates, Waller County, Texas, as described in Volume No. 1019, Page 665, Deed Records of Waller County, Texas, Mobile Home Label No. PFS0715078, Deed Records of Waller County, Texas. (Account No. R188610)

Suit No: 2010-08-6946
ARMANDO S. MEDRANO, ET AL
Value: \$91,980.00

ITEM NO. 24

\$ 19,239.00

10.677 acres, Tract 138-2, Charles Donaho Survey, A-24, Waller County, Texas, as described in Volume No. 804, Page 410, Deed Records of Waller County, Texas. (Account No. R208897)

Suit No: 2010-08-6949
MARY L. ROGERS, ET AL
Value: \$324,660.00

ITEM NO. 25

~~2.9986 acres, more or less, Tract 1, James W. Tuttle Survey, A-264 (1.8607 acres), and Tract 2, George Pettuck Survey, A-240 (1.1379 acres), Waller County, Texas, as described in Volume No. 517, Page 290; LESS AND EXCEPT the parcels conveyed therefrom in Volume No. 974, Pages 143, 150, Deed Records of Waller County, Texas. (Account No. R12719 / R12314)~~

~~Suit No: 2010-08-6953
ISMAEL CASTILLO, ET AL
Value: \$62,630.00~~

ITEM NO. 26

\$ 9,634.00

0.2237000 RI, Lease R701.0, Four Winds, Brookshire Field, Longwater LLC, RRC #023814. (Account No. N196163)

Suit No: 2010-08-6955
TRANSANDEAN PARTNERS, INCORPORATED
Value: \$148,140.00

ITEM NO. 27

~~Lots 7 & 10, Block 9, Town of Pattison, Waller County, Texas, as described in Volume 486, Page 546, Deed Records of Waller County. (Account No. R24562)~~

~~Suit No: 2010-08-6978
FLORINE M. RUTKOWSKI
Value: \$16,570.00~~

ITEM NO. 28

\$ 1,582.00

~~0.25 acre, Tract 82, William Cooper Curvey, A 20, Waller County, Texas, as described in Volume No. 672, Page 1, Deed Records of Waller County, Texas. (Account No. R140152)~~

~~Suit No: 2010-10-6991
BERNARD VAUGHN, ET AL
Value: \$4,590.00~~

ITEM NO. 29

\$ 4,136.00

~~0.50 acre, Tract 82, William Cooper Curvey, A 20, Waller County, Texas, as described in Volume No. 672, Page 8, Deed Records of Waller County, Texas. (Account No. R5091)~~

~~Suit No: 2010-10-6991
BERNARD VAUGHN, ET AL
Value: \$14,400.00~~

ITEM NO. 30

\$ 5,610.00

~~0.75 acre, Tract 82, William Cooper Curvey, A 20, Waller County, Texas, as described in Volume No. 672, Page 4, Deed Records of Waller County, Texas. (Account No. R5179)~~

~~Suit No: 2010-10-6991
BERNARD VAUGHN, ET AL
Value: \$16,540.00~~

ITEM NO. 31

\$ 5,295.00

~~0.50 acre, Tract 85, William Cooper Curvey, A 20, Waller County, Texas, as described in Volume No. 672, Page 11, Deed Records of Waller County, Texas. (Account No. R5180)~~

~~Suit No: 2010-10-6991
BERNARD VAUGHN, ET AL
Value: \$9,800.00~~