

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE:

JULY 6, 2021, 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 JULY 6, 2021, 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

\$18,993.00

1.0 acre, more or less, Tract 168 S.C. Hady Survey, A-31, Waller County, Texas, as described in Volume No. 354, Page 741, Deed Records of Waller County, Texas.
(Account No. R6274)

Suit No: 2014-01-7702
DALLAS THOMAS, ET AL
Value: \$23,330.00

ITEM #2 **\$47,934.00**

1.25 Acres, more or less, Tract 82, John Kelley Survey, A-40, Waller County, Texas, being the remainder of the 3.75 acres set aside to Georgia Brown as " Part 4" of the Dick Richards Heirs Partition in Volume 89, Page 389, less and except that certain 2.5 acres described in Volume 177, Page 221, Deed Records of Waller County, Texas. (Account No. R6937)

Suit No: 2015-06-8051
GEORGE EVANS, ET AL
Value: \$50,500.00

ITEM #3 **\$33,553.00**

Lots 1-5, Block 536, City of Hempstead, Waller County, Texas, as described in Volume No. 486, Page 239, Deed Records of Waller County, Texas, Mobile Home, Label #LOU0022401, 1545 McDade Street / 2146 16th Street. (Account No. R21457 / R162024)

Suit No: 2017-05-8398
CYNTHIA KAY HARTMAN, DECEASED, ET AL
Value: \$137,200.00

ITEM #4 **\$9,904.00**

1.5 acres, more or less, Tract 67, S.M Williams Survey, A-64, Waller County, Texas, as described in Volume No. 348, Page 650, Deed Records of Waller County, Texas. (Account No. R8749)

Suit No: 2017-09-8462
SIMON STEWART, DECEASED, ET AL
Value: \$42,720.00

~~**ITEM #5** **\$29,143.00**~~

~~25.1247 acres, more or less, Tract 5, John Kelly Survey, A-40, Waller County, Texas, as described in CR201502/1500836.1, Official Public Records of Waller County, Texas. (Account No. R6910)~~

~~Suit No: 2017-10-8490
AMIE ELIZABETH NATIONS, ET AL
Value: \$345,260.00~~

ITEM #6 **\$11,904.00**

Lot 47, Block 2, Brookshire Gardens, Town of Brookshire, Waller County, Texas, as described in Volume No. 351, Page 273, Deed Records of Waller County, Texas. (Account No. R15409)

Suit No: 2017-10-8496
ALBERTA WATSON, ET AL
Value: \$36,220.00

ITEM #7 **\$7,843.00**

Lot 22, Block 3, Lakeside Subdivision, Section One, City of Brookshire, Waller County, Texas, as described in Instrument No. 165410.1, Deed Records of Waller County, Texas. (Account No. R22776)

Suit No: 2018-01-8540
FERNANDO ZAMORA
Value: \$20,000.00

ITEM #8 **\$4,877.00**

~~2.75 acres, Tract 64 & 65, John Kelley Survey, A-40, Waller County, Texas, as described in Volume No. 553, Pages 177-186, Deed Records of Waller County, known as 40502 Garrett Road, Brookshire, Waller County, Texas. (Account No. R6901)~~

~~Suit No: 2018-11-8693
TYLER FORT, DECEASED, ET AL
Value: \$136,750.00~~

ITEM #9 **\$4,042.00**

Lot 2 in Block 5 of the Block of the Polk Subdivision of Outlot No. 39 of the Town of Brookshire in Waller County, Texas; this Subdivision is set out on a map or plat thereof included in a decree confirming partition entered on January 13, 1967 in Cause No. 5848 in the Ninth Judicial District of Waller County, Texas; the decree and map are recorded in Volume 198, Page 272 of the Deed Records of Waller County, Texas. (Account No. R25502)

Suit No: 2018-11-8695
SHERRY SHEARS A/K/A SHERRY ROCKMORE SHEARS
Value: \$27,940.00

ITEM #10**\$18,575.00**

Lot 5 & the South One -Half of Lot 4, Block 634, City of Hempstead, Waller County, Texas, as described in Volume No. 389, Page 879, Deed Records of Waller County, known as 2546 10th Street, Hempstead, Waller County, Texas. (Account No. R21621)

Suit No: 2019-04-8747
ANNIE DORIS WILSON
Value: \$73,980.00

ITEM #11**\$1,279.00**

2.51 acres, more or less, known as Lot 3, Outlot 30, City of Brookshire, Waller County, Texas, as described in Volume No. 286, Page 551, Deed Records of Waller County, Texas. (Account No. R15249)

-Court Costs Only-

Suit No: 2019-04-8748
BERNICE R. LEROY
Value: \$254,190.00

ITEM #12**\$6,562.00**

Lot 1, Block 446, City of Hempstead, Waller County, Texas, as described in Volume No. 302, Page 522, Deed Records of Waller County, Texas, known as 1802 4th Street, Hempstead, Texas. (Account No. R21207)

Suit No: 2019-05-8770
CHARLES L. OAKS, ET AL
Value: \$16,910.00

ITEM #13**\$8,084.00**

A one-third undivided interest in and to 8.556 acres, more or less, Tract 283, William Cooper Survey, A-20, Waller County, Texas, as described in Volume No. 278, Page 742 Deed Records of Waller County, Texas. (Account No. R5350)

Suit No: 2019-06-8796
ANDREW JACKSON
Value: \$56,771.00

ITEM #14**\$ 948.00**

~~Lot 3, Block 137, City of Hempstead, Waller County, Texas, as shown on the Plat thereof at Volume No. 106, page 511, Deed Records of Waller County, Texas, 626 7th Street, Hempstead, Waller County, Texas. (Account No. R19932)~~

~~-Court Costs Only-~~

~~Suit No: 2019-09-8825~~

~~PHYLLIS A. SINGLETON~~

~~Value: \$67,030.00~~

ITEM #15**\$8,260.00**

The East One-Half Lot 1, 2 & 3, Block 174, City of Hempstead, Waller County, Texas, as described in Volume No. 106, Page 511, Deed Records of Waller County, Texas, 1717 Wilkins Street, Hempstead, Waller County, Texas. (Account No. R20121)

Suit No: 2019-09-8826

DAISY RILEY, ET AL

Value: \$30,320.00

ITEM #16**\$12,727.00**

Parts of Lots 1, 2 & 3, Block 339, City of Hempstead, Waller County, Texas, as described in Volume No. 539, Page 310 and Volume No. 459, Page 510, Deed Records of Waller County, Texas. (Account No. R20881)

Suit No: 2019-09-8828

JUAN JOSE BALDERAS

Value: \$16,450.00

ITEM #17**\$7,539.00**

Improvements only, consisting of a building, located on Tract 2-1, Mixon Survey, A-226, Waller County, Texas, 3941 FM 312, Brookshire, Texas. (Account No. R338865)

Suit No: 2020-03-8891

JOSEPH BOGWU

Value: \$43,090.00
