

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE:

DECEMBER 3, 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 DECEMBER 3, 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

\$ 1,216.00

Lot 2, Block 38, City of Brookshire, Waller County, Texas, as described in Volume No. 378, Page 331, Deed Records of Waller County, Texas. (Account No. R14994)

Suit No: 2014-10-7925
RUTH GRANT, ET AL
Value: \$36,130.00

-Court Costs Only-

ITEM #2

\$ 11,289.00

3.8246 acres, Tract 228-3 / Tract 228-9, William Cooper Survey, A-20, Waller County, Texas, as described in Volume No. 538, Page 560, 562, as Tract 3, apportioned to Caldonia Sampson Smith, being out of that 45 acres described in Volume 37, Page 422, Deed Records of Waller County, Texas. (Account No. R5260 / R185558)

Suit No: 2016-07-8234
CHANEY WILLIAMS LEDET, ET AL
Value: \$79,550.00

ITEM #3

\$ 5,558.00

~~Lot 6, Block 130, Brookshire Gardens, Town of Brookshire, Waller County, Texas, as described in Volume No. 828, Page 503, Deed Records of Waller County, 32602 Grass Meadows Drive. (Account No. R15485)~~

~~Suit No: 2016-11-8287
MERCEDES G. BENNETT
Value: \$44,510.00~~

ITEM #4

\$ 10,095.00

~~A tract of land containing 4.0 acres, more or less, Tract 75 out of the H & T.C. RR Co. Survey, Section 120, Block 1, Abstract 375, or as more fully described in Volume No. 1101, Page 526 of the Deed Records of Waller County, Texas. (Account No. R13702)~~

~~Suit No: 2017-10-8491
FABIAN ORTEGA, ET AL
Value: \$241,395.00~~

ITEM #5

\$ 4,978.00

0.18 acre out of a 0.539 acre tract, more or less, Tract 61.1, William Cooper Survey, A-20, Waller County, Texas, as described by metes and bounds in Volume No. 1375, Page 455, Deed Records of Waller County, Texas. (Account No. R241218)

Suit No: 2017-11-8526
CHRISTOPHER LEWIS, SR.
Value: \$ 24,700.00

ITEM #6

\$ 985.00

~~3.9834 acres, more or less, Tract 33-1, being the south one-half of a certain 7.9677 acre tract of land and part of Tracts 4 & 5 of the Partition of the George Harrison 57.0 acre tract, W.M. Cooper Survey, A-20, Waller County, Texas, as described in Volume No. 738, Page 671, Deed Records of Waller County, 37175 Donigan Road, Brookshire, Waller County, Texas. (Account No. R158131)~~

~~Suit No: 2018-04-8644
MARCO A VASQUEZ
Value: \$197,100.00~~ **Court Costs Only**

ITEM #7

\$ 24,762.00

4.00 acres, more or less, Tract 5-1, H & T.C.C RR Company Survey, Abstract No. A-178, as described in Volume No. 497, Page 662, Deed Records of Waller County, Texas. (Account No. R159559)

~~Suit No: 2018-09-8679
LARRY HENNEKE ALSO KNOWN AS LARRY W. HENNEKE, ET AL
Value: \$248,970.00~~

~~ITEM #8~~

~~\$ 4,691.00~~

~~8.57 Acres, Tract 6, S.M Williams Survey, A 64, Waller County, Texas, as described in Instrument #1705990, Mobile Home PFS0682548, known as 7650 Diemer Road, Brookshire, Waller County, Texas. (Account No. R8735)~~

~~Suit No: 2018 11 8692~~

~~TAMMIE STEWART, ET AL~~

~~Value: \$144,090.00~~