

Channelview ISD – Properties Available for Sale

	Cause Number Previous Owner/ Legal Description	Purchase Price	Value at the time of Judgment	Account # Property Address	HCAD Facet # www.hcad.org
1.	97-15874 <u>Frank M. Trenton, et al</u> Lt 40, Bk 7, Forest River Estates	\$22,750.86 Plus 98-00	\$37,500.00	083-626-000-0040 Forest Trail Ln.	6059 C
2.	94-34086 <u>Stephen L. Setliff, et al</u> .074 acres (Tr 13B) part of Lt 13, Bk 6, Lakeside Park Estates	\$4,135.14 Plus 95 - current	\$11,700.00	065-041-006-0013 Harding Rd.	6058C
3.	2004-42175 <u>Elred William & Helen Louise Ackerman (Winn)</u> Lot 31 Blk 9 San Jacinto River Estates, Section 1	\$ 7,300.00 Plus 2005 - current	\$ 7,300.00	068-113-009-0031 17614 River Road	6159A
4.	2005-24661 <u>Elise H. Young</u> Lot 12 Blk 5 Forest River Estates	\$8184.50 Plus 2005 - current	\$ 9300.00	083-624-000-0012 0 Lauralwood Dr	6059B
5.	2001-04356 <u>Shearers, Inc.</u> Tr7A consisting of.220 acres, of Abst 232 Peter J. Duncan	\$11,617.87 Plus 01-02	\$23,960.00	042-093-000-0231 Waynesboro	5958C
6.	96-29294 <u>Harold E. Grisham</u> Tr 1A Lake Sandy Acres Tr 22 Lake Sandy Acres Tr 21 Lake Sandy Acres Tr 20 Lake Sandy Acres Tr 19 Lake Sandy Acres Tr 18 Lake Sandy Acres Tr 9 Lake Sandy Acres Tr 8 Lake Sandy Acres Tr 1B Lake Sandy Acres	\$ \$ \$ \$ \$ \$ \$ \$ \$	\$2,200.00 \$800.00 \$800.00 \$800.00 \$800.00 \$800.00 \$800.00 \$800.00 \$800.00 \$3,600.00	068-115-030-0029 068-115-030-0022 068-115-030-0021 068-115-030-0020 068-115-030-0019 068-115-030-0018 068-115-030-0009 068-115-030-0008 068-115-030-0030	6059D
7.	2007-20313 Homes of San Antonio Tr 2 Forest River Estates Lot 26 Blk 6 .1653 acres Tr 3 Forest River Estates Lot 27 Blk 6 .1653 acres Tr 4 Forest River Estates Lot 26 Blk 4 .1653 acres Tr 5 Forest River Estates Lot 21 Blk 7 .1653 acres Tr 6 Forest River Estates Lot 49 Blk 7 .1653 acres Tr 7 Forest River Estates Lot 4 Blk 11 .1604 acres Tr 8 Forest River Estates	\$38,149.16 1993-current	\$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00 \$9,288.00	083-625-000-0026 Water Oak 083-625-000-0027 Water Oak 083-623-000-0026 Laurelwood 083-626-000-0021 Water Oak 083-626-000-0049 Forest Trail 083-630-000-0004 Forest Trail 083-630-000-0020	6059B 6059B 6059A 6059C 6059C 6059C 6059C
8.	2006-31962 Sally White Lt 9 Blk 12 .2900 acres San Jacinto River Estates	\$6,343.17 1992-2006	\$7,318.00	068-113-012-0009 306 Fairmont St	6159C
9.	2007-63987 Anne Heckler Lt 3 Blk 11 (Omitted Imps) San Jacinto River Estates 1 Lt 3 Blk 11 .1700 acres San Jacinto River Estates 1	\$33,181.27 2005 - current	\$14,3863.00	068-113-011-0003 320 Monmouth St 068-113-011-0021 320 Monmouth St	6059D 6059D
10.	2006-78521 Bryan Wierwille Lt 2 Blk 5 Old River Terrace Sec 2	\$16,338.30 2006 - current	\$16,338.30	065-091-005-0002 16525 Market St	6058A

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***Prices listed are subject to post judgment taxes, penalties and interest. Post judgment years have been listed, but are not guaranteed to be accurate.**

If you would like to purchase property, you must submit an offer in writing to CISD Tax Office at 828 Sheldon Rd, Channelview, Texas 77530 or Jennifer Flores at 713-861-1429 (include the reason for the amount of the offer, in the event that it is less than the judgment amount). If you have questions, contact Jennifer Flores at 713-862-1860 or by email: jflores@pbfcm.com.

If an offer is presented to the school board and approved, the property will be posted for resale via a **Public Auction**. PBFCM (Perdue, Brandon, Fielder, Collins & Mott) will notify the bidder of the auction date and time.

Tax Sales Information*

Tax foreclosure sales are conducted by the **Sheriff** or a Constable of the county where the property is located. These sales are held on the **First Tuesday** of the each Month between the hours of 10:00 am and 4:00 pm on the courthouse steps at a place designated by the commissioners' court. **(Family Law Center 1115 Congress Houston, TX)**

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 PBFC&M nor the Tax Office can guarantee the title to any property. The tax is an "as is", "where is", "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.**

Taxes may be due beyond what is listed in the minimum bid amounts and must be **paid independently** of the bid amount.

The purchaser must obtain a tax certificate from the Harris County Tax Assessor/Collector's office that reflects no delinquent taxes in the purchaser's name for any taxing entities in Harris County. The Constable's Sale/Re-Sale Deed will not be issued until this tax certificate has been provided.