

NOTICE OF SHERIFF'S SALE

THE STATE OF TEXAS
COUNTY OF WALLER

By virtue of Orders of Sale issued out of the Honorable 506th District Court of Waller County in the following cases on the ____ day of _____, 2025 and to me, as Sheriff or Deputy of said county, directed and delivered, I have on _____, 2025, seized, levied upon, and will, proceed to sell at 10:00 AM on the **2nd day of DECEMBER 2025**, which is the first Tuesday of said month, in ROOM 1111, THE TRAINING/EOC ROOM, OF THE WALLER COUNTY SHERIFF'S OFFICE, LOCATED AT 100 SHERIFF R. GLENN SMITH DR, HEMPSTEAD, TEXAS, the following described property, to wit:

Cause No.	Legal Description	Account No.
2019-08-8822 CITY OF HEMPSTEAD VS. JERRY OWENS	TRACT 2: LOTS 6, 7, 8, 9 & 10, BLOCK 55, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS, AS DESCRIBED IN VOLUME 529, PAGE 704, DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$113,730.00	R19521
2021-04-9100 WALLER COUNTY, ET AL VS. BOHACK, DAVID, ET AL	TRACT 1: LOT 3 & 4, BLOCK 267, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS, ACCORDING TO THE ACCEPTED MAP OR PLAT OF SAID TOWN OF HEMPSTEAD, OF RECORD IN VOLUME 106, PAGE 311 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND S# 16550826S HUD# TEX0241432 2ND MH TEX170718/NO TITLE LOCATED IN WALLER COUNTY, TEXAS. Adjudged Value: \$96,700.00	R20510
2023-04-9405 WALLER COUNTY, ET AL VS. RANGER DEVELOPMENT COMPANY	TRACT 2: A TRACT OF LAND BEING 4.95 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT4 RESERVE OF SECTION 1, LAKESIDE ESTATES, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Adjudged Value: \$34,650.00	R22867 561100000004000
	TRACT 5: A TRACT OF LAND BEING 0.43 ACRES, MORE OR LESS, ALSO KNOWN AS LOT 52, IN SECTION 1, LAKESIDE ESTATES, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Adjudged Value: \$61,860.00	R22918 561100052000000
	TRACT 7: LOT 96 IN SECTION 2 OF LAKESIDE ESTATES, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 227, PAGE 748 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND MOBILE HOME S# 8014875AL HUD# TEX0089306 TITLE# 00504564, LOCATED IN WALLER COUNTY, TEXAS. Adjudged Value: \$70,210.00	R22977 561200096000000
2023-10-9452 CITY OF HEMPSTEAD VS. VERN TIFFANY THIBODEAUX, ET AL	TRACT 1: LOT 1, BLOCK 83, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS, AS DESCRIBED IN VOLUME NO. 573, PAGE 162 AND INSTRUMENT #1705901, DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$73,740.00	R19641
2024-04-9520 WALLER INDEPENDENT SCHOOL DISTRICT VS. MORALES- HERNANDEZ, ROSALINDA, ET AL	TRACT 1: LOT 89 IN LAKESIDE ESTATES, SECTION 2, A SUBDIVISION OF WALLER COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF AND RECORDED IN VOLUME 252, PAGE 432 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$62,800.00	R822967 561200089000000

2024-05-9552 WALLER INDEPENDENT SCHOOL DISTRICT VS. GARRETT, GERVIS, ET AL	TRACT 1: LOT 18, BLOCK 4, OF DEERWOOD LAKES, SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN VOLUME 235, PAGE 684 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$26,260.00	R18349 455600004018000
	TRACT 2: LOT 19, BLOCK 4, OF DEERWOOD LAKES, SECTION 6, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN VOLUME 235, PAGE 684 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$18,300.00	R18350 455600004019000
2024-05-9563 WALLER INDEPENDENT SCHOOL DISTRICT VS. CLAYTON, ROCHELLE	TRACT 1: LOT 12, BLOCK 6, OF DEERWOOD LAKES, SECTION 5, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED IN VOLUME 235, PAGE 682 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$31,104.00	R818113 455500006012000
2024-07-9591 WALLER INDEPENDENT SCHOOL DISTRICT, ET AL VS. OWENS, CRAIG MARTIN, ET AL	TRACT 1: THE NORTHERLY 80 FEET OF LOT 9 IN BLOCK 5, SECTION 5 OF ROLLING HILLS COLONY, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 190, PAGE 568, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$31,104.00	R27184 755500005009000

Levied on this day as the property of said Defendants to satisfy the judgments rendered in the above styled and numbered causes, plus all taxes, penalties, interest, and attorney fees accrued to the date of sale and all costs recoverable by law in favor of each jurisdiction.

TROY GUIDRY, SHERIFF

WALLER COUNTY SHERIFF'S OFFICE
SANDY MILES, DEPUTY

By: _____
Deputy

The purchaser must obtain a tax certificate from the Waller County Tax Office that reflects no delinquent taxes in the purchasers' name for any taxing entities. **THE LAST OPPORTUNITY FOR OBTAINING SAID ELIGIBILITY STATEMENT IS THE CLOSE OF BUSINESS ON THE WEDNESDAY PRIOR TO THE TUESDAY SALE DATE (5 DAYS PRIOR TO THE SALE.)**

All sales are without warranty of any kind. **Purchasers receive a Sheriff'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 our firm nor our clients can guarantee the title to any property. The tax sale 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.

Successful bidders may pay for their property by business, personal or cashier check. NO CREDIT CARDS OR CASH ARE ACCEPTED. If you only have cash, you will have up to one hour after the close of the sale to obtain a cashier's check.

If you should have any questions regarding any of the properties listed for sell, please contact **Katelynn Nett** @ (979) 849-5056 or knett@pbfc.com with Perdue, Brandon, Fielder, Collins & Mott L.L.P.