

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 **3RD day of JUNE 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.
2022-12-9368 WALLER COUNTY, ET AL VS. BYER, MARY L., ET AL	PROPERTY CALLED TRACT 7-2, IN THE S. LOCKHART SURVEY, ABSTRACT 221 AND IN THE JOHN REECE SURVEY, ABSTRACT 242, A 13.33 ACRE UNDIVIDED INTEREST IN A 14.73 ACRE TRACT, MORE OR LESS, SAID 14.73 ACRE TRACT BEING THE TRACT DESCRIBED ON EXHIBIT "B" OF A PARTITION DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS IN VOLUME 1095 PAGES 165-174. Adjudged Value: \$597,000.00	R238825
2023-02-9382 WALLER COUNTY, ET AL VS. FINANCE ALL, LLC, ET AL	TRACT 2: LOT 7, IN BLOCK 7, OF DEERWOOD LAKES, SECTION 4, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Adjudged Value: \$12,600.00	R17751
2023-02-9382 Continued	TRACT 3: LOT 1, IN BLOCK 8, OF DEERWOOD LAKES, SECTION 4, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Adjudged Value: \$14,340.00	R17781
2023-02-9382 Continued	TRACT 4: LOT 29, IN BLOCK 7, OF DEERWOOD LAKES, SECTION 4, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Adjudged Value: \$12,540.00	R17775
2023-02-9382 Continued	TRACT 5: LOT 10, IN BLOCK 8, OF DEERWOOD LAKES, SECTION 4, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Adjudged Value: \$12,600.00	R17791
2023-02-9382 Continued	TRACT 6: LOT 2, IN BLOCK 9, OF DEERWOOD LAKES, SECTION 4, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Adjudged Value: \$12,600.00	R17807
2023-05-9417 WALLER COUNTY, ET AL VS. TOVAR, DIEGO H.	LOT 165, DEERWOOD LAKES SECTION 2, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Adjudged Value: \$24,380.00	R17368

2023-05-9422 WALLER COUNTY, ET AL VS. WEYLAND, KATHLEEN MCCONATHY	A TRACT OF LAND BEING 13.61 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 15, IN THE JOHN C WHITE SURVEY, ABSTRACT NUMBER 275, WALLER COUNTY, TEXAS, DESCRIBED AS THAT CERTAIN 27.22 ACRE TRACT DESCRIBED IN A DEED DATED NOVEMBER 26, 1965, RECORDED IN VOLUME 191, PAGE 504, DEED RECORDS OF WALLER COUNTY, TEXAS, LESS AND EXCEPT THE EAST 262.4 VARAS THEREOF, AND ALSO DESCRIBED IN A DEED FILED UNDER CLERK'S FILE NUMBER 1904680 IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$406,300.00	R12969
2023-06-9430 WALLER COUNTY, ET AL VS. BLAIR ENTERPRISES, LLC	TRACT 1: LOT 226, DEERWOOD LAKES SECTION 2, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. TRACT 2: GEO: LOT 227, DEERWOOD LAKES SECTION 2, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS. Adjudged Aggregate Value: \$54,110	R17430 R17431
2023-07-9436 WALLER COUNTY, ET AL VS. GOD'S STRONG TOWER, MINISTRIES, A DEFUNCT TEXAS CORPORATION, ET AL	THE NORTHERLY 60 FEET OF THE SOUTHERLY 90 FEET OF LOT 12 IN BLOCK 6, SECTION 1 OF ROLLING HILLS COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 187, PAGE 392 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$31,480.00	R26760

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@pbfcm.com with Perdue, Brandon, Fielder, Collins & Mott L.L.P.