

## NOTICE OF SHERIFF'S SALE

THE STATE OF TEXAS  
COUNTY OF WALLER

By virtue of Orders of Sale issued out of the Honorable 506<sup>th</sup> 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 September 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.
2020-03-8893 ROYAL INDEPENDENT SCHOOL DISTRICT, ET AL VS. REBECCA E. GUERRA, ET AL	A PARCEL OF LAND BEING 0.5 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 130, SAID TRACT BEING THE EAST 1/2 OF A CALLED 1.0 ACRE TRACT, MORE OR LESS, BELONGING TO FREDDIE JAMES AND WIFE EVA J. JAMES AS PER DEED DATED FEBRUARY 4, 1964, AND RECORDED IN VOLUME 181, PAGE 110, DEED RECORDS OF WALLER COUNTY, TEXAS AND SAID 1.0 ACRE TRACT BEING SITUATED IN THE WILLIAM COOPER SURVEY, ABSTRACT NUMBER 20, IN WALLER COUNTY, TEXAS; SAID 0.50 ACRE TRACT PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" IN A DEED TO CECILIA E.. VERDUZCO AND MIGUEL ANGEL PEREZ DATED JANUARY 8, 1997, AND RECORDED IN VOLUME 555, PAGE 502 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS Adjudged Value: \$195,840.00	R5070
2021-01-9036 CITY OF PRAIRIE VIEW VS. BETTIE LOUISE GARRETT, ET AL	<b>TRACT 1:</b> A TRACT OR PARCEL OF LAND CONTAINING 0.25 OF AN ACRE, MORE OR LESS, LOCATED IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41, IN WALLER COUNTY, TEXAS; THIS PROPERTY IS BOUNDED AS FOLLOWS: A) ON THE NORTH BY THE SOUTH BOUNDARY LINE OF A TRACT CONVEYED IN A DEED RECORDED IN VOLUME 222, PAGE 270 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; B) ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF FM 1098; C) ON THE SOUTH BY THE NORTH BOUNDARY LINE OF A TRACT DESCRBED IN A DEED RECORDED IN VOLUME 153, PAGE 556 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; AND D) ON THE WEST BY THE EAST BOUNDARY LINE OF A TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1089, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS; AND BEING THAT SAME PROPERTY IDENTIFIED ON THE PLAINTIFF'S TAX ROLLS AS ACCOUNT NO. 304100-123-000-100. <b>TRACT 2:</b> A TRACT OR PARCEL OF LAND CONTAINING 0.75 OF AN ACRE, MORE OR LESS, LOCATED IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41, IN WALLER COUNTY, TEXAS; THIS PROPERTY IS BOUNDED AS FOLLOWS: A) ON THE NORTH BY THE SOUTH BOUNDARY LINE OF A TRACT CONVEYED IN A DEED RECORDED IN VOLUME 222, PAGE 270 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; B) ON THE EAST BY THE EAST BOUNDARY LINE OF A TRACT CONVEYED IN A DEED RECORDED IN VOLUME 1089, PAGE 183 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS; C) ON THE SOUTH BY THE NORTH BOUNDARY LINE OF A TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 152, PAGE 556 OF THE DEED RECORDS OF WALLER COUNTY TEXAS; AND D) ON THE WEST BY THE EAST BOUNDARY LINE OF A TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 201, PAGE 582 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND BEING THAT SAME PROPERTY IDENTIFIED ON THE PLAINTIFF'S TAX ROLLS AS ACCOUNT NO. 304100-123-001-100. Adjudged Aggregate Value: \$105,460.00	R7168 R238698

2021-05-9147 HEMPSTEAD INDEPENDENT SCHOOL DISTRICT, ET AL VS. GARRETT, CHARLOTTE, INDIVIDUALLY & ALL UNKNOWN HEIRS, ET AL	LOT 10, IN BLOCK 233, IN THE TOWN OF HEMPSTEAD, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SUCH BEING OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS Adjudged Value: \$29,690.00	R199370
2021-06-9152 HEMPSTEAD INDEPENDENT SCHOOL DISTRICT, ET AL VS. WALLACE, DONALD RAY, ET UX	TRACT 1: LOTS 1, 2, AND ONE-HALF OF LOT 3, IN BLOCK 199 OF THE TOWN OF HEMPSTEAD, WALLER COUNTY, TEXAS. Adjudged Value: \$22,420.00	R20224
2023-05-9415 WALLER COUNTY, ET AL VS. JOHNSEN, ESTHER M., ET AL	TRACT 1: LOT 286, DEERWOOD LAKES SECTION 2, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 231, PAGE 132 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$33,800.00	R17491
	TRACT 2: LOT 5, BLOCK 7, DEERWOOD LAKES, SECTION 5, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 235, PAGE 682 OF THE DEED RECORDS WALLER COUNTY, TEXAS. Adjudged Value: \$34,540.00	R18119
2023-07-9433 ROYAL INDEPENDENT SCHOOL DISTRICT, ET AL VS. FIRE POWER MINISTRIES, INC.	A 15.003 ACRE TRACT OF LAND, MORE OR LESS, ALSO CALLED 15.000 ACRES, ALSO KNOWN AS TRACT 1-2, IN THE SAMUEL C HADY SURVEY, ABSTRACT NUMBER 31, WALLER COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FILED UNDER CLERK'S FILE NUMBER 2105811 IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$1,271,370.00	R183200
2023-07-9435 WALLER COUNTY, ET AL VS. TIGGEMAN, PATRICIA ANN CASEY, ET AL	THE NORTHERLY 70 FEET OF LOT FOUR (4), BLOCK FIVE (5), SECTION ONE (1), ROLLING HILLS COLONY, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 185, PAGE 150 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$30,08.00	R26715
2023-12-9476 WALLER INDEPENDENT SCHOOL DISTRICT, ET AL VS. BIAS, JAMES LAWRENCE, ET AL	A TRACT OF LAND BEING 2.54 ACRES, MORE OR LESS, ALSO KNOWN AS LOT 2, WEST MAGNOLIA FOREST, SECTION 11, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 218, PAGE 423 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. Adjudged Value: \$133,300.00	R30019

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](mailto:knett@pbfc.com) with Perdue, Brandon, Fielder, Collins & Mott L.L.P.