

Channelview ISD – Properties Available for Sale

This list represents only properties struck-off to the Channelview Independent School District as lead Plaintiff. Other properties that are located in Channelview ISD may be struck-off in name of Harris County or Harris County FWSD #6 or Harris County WCID #84, etc. but are generally not listed.

	Cause Number Previous Owner/ Legal Description	Purchase Price	Value at the time of Judgment	Account # Property Address	HCAD Facet # www.hcad.org
1.	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
2.	2007-63987 <u>Anne Heckler</u> 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
3.	2010-34252 <u>Margaret L Mangiofico</u> .0952 Acres Tr 68 Channelview Village U/R **STRUCK OFF TO HC WCID 84**	\$8974.48 Plus 2011- current	\$9953.00	114-290-000-0067 Greenway St	6059A
4.					
5.					

***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. Please include the reason for the amount of the offer in your letter. If you have questions, please contact Harris County Post Judgment Department at PBFCM at 832-777-3373 or by email: jhynson@pbfc.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 at **Bayou City Event Center 9401 Knight Road Houston, TX 77045.**

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 Channelview 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 amount(s) 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.

FOR INFORMATION REGARDING HARRIS COUNTY PROPERTY ADDRESSES, MAPS, IMPROVEMENTS, ETC.: PLEASE VISIT www.hcad.org.

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