

Bid Analysis

Cause No. T20-11 Account No. 14139, 44655

TRACT 1 and TRACT 2: TRACT 50, 1 ACRE OF LAND, MORE OR LESS, OUT OF THE J. PORTER SURVEY, ABSTRACT 38, WALKER COUNTY, TEXAS, AS SHOWN ON THE MAPS OF WALKER CAD, AND BEING THE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 45 PAGES 256-257 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS, EXCEPT AS RECORDED THE LEGAL IN THAT DEED HAS 2 TYPOGRAPHICAL ERRORS, WHERE IT SAYS 2094 FEET IT SHOULD READ 209.4 FEET AND 20 ¼ FEET IT SHOULD READ 204 FEET; ALONG WITH A MOBILE HOME INSTALLED ON SAID PROPERTY WITH LABEL NUMBERS LOU0058622 & LOU0058623.
GEO: 14139 and 44655

Bid Amount \$37,797.78

Name of Bidder ANTHONY GRIFFIN

Judgment Information

TAXING UNIT	TRACT	TAX YEARS	TOTAL
WALKER COUNTY HOSPITAL DISTRICT	TRACT 1	2004, 2007, 2009-2018, 2021-2024	\$607.22
WALKER COUNTY HOSPITAL DISTRICT	TRACT 2	2001, 2003-2024	\$2,843.82
WALKER COUNTY	TRACT 1	2007, 2009-2018, 2021-2024	\$2,480.39
WALKER COUNTY	TRACT 2	2001, 2003-2024	\$10,943.21
WALKER COUNTY EMERGENCY SERVICE DISTRICT # 1	TRACT 1	2007, 2009-2018, 2021-2024	\$282.26
WALKER COUNTY EMERGENCY SERVICE DISTRICT # 1	TRACT 2	2001, 2003-2024	\$1,243.47
HUNTSVILLE INDEPENDENT SCHOOL DISTRICT	TRACT 1	2007, 2009-2018, 2021-2024	\$5,086.54
HUNTSVILLE INDEPENDENT SCHOOL DISTRICT	TRACT 2	2001, 2003-2024	\$15,968.57
CITY OF RIVERSIDE	TRACT 1	2007, 2009-2018, 2021-2024	\$757.78
CITY OF RIVERSIDE	TRACT 2	2001, 2003-2024	\$4,470.40
TOTAL			\$44,683.66

Property Value (at time of Judgment)
\$83,470.00

Judgment Date: 3/6/2025

Sale Date: 7/1/2025 Tax Sale Opening Bid: \$49,760.64

Account No. 14139, 44655

Costs

Publication Fee	<u>\$373.00</u> (PBFCM)
Court Costs	<u>\$2,184.00</u> (WALKER COUNTY DISTRICT CLERK)
Constable Commission	<u>\$1,500.00</u> (WALKER COUNTY CONSTABLE)
Deed Recording Fee	<u>\$ 33.00</u> (PBFCM)
Mailing/AJ Recording fees	<u>\$97.00</u> (PBFCM)

Total costs: \$4,187.00

Proposed Distribution

Bid Amount \$37,797.78

Costs \$4,187.00

Net to Distribute \$33,610.78

Taxing Unit	Total
WALKER COUNTY	\$10,097.15 (30.04%)
WALKER COUNTY HOSPITAL DISTRICT	\$2,595.85 (7.72%)
HUNTSVILLE INDEPENDENT SCHOOL DISTRICT	\$15,837.53 (47.13%)
WALKER COUNTY EMERGENCY SERVICE DISTRICT #1	\$1,147.64 (3.41%)
CITY OF RIVERSIDE	\$3,932.61 (11.70%)

***Please delete all tax years through 2024 not covered by this payment (14139, 44655) ***

PB | PERDUE BRANDON

ATTORNEYS AT LAW

OFFICIAL BID FORM-TAX RESALE PROPERTY WALKER COUNTY

You may bid on any or all the parcels available- *that do not already have an offer pending*. Please enter the amount you wish to bid; Walker County reserves the right to accept or reject any or all bids. No title insurance or survey will be provided. Property is being sold "as is", "where is" and "without warranty".

(All Resale Offers are to INCLUDE the Delinquent Post Judgment Taxes and a \$33.00 Resale Deed Recording Fee)

Cause Number	Account Number	Total Amount Offered for Property
T20-11 6-Mar-25	14139 + 44655	40,000

\$2,202.22 P.J
\$37,797.78 Bid
total = \$40,000.00

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Tax code. I understand that I am responsible for post-judgment taxes, and I further understand that I am to provide for those taxes, if any, in the total amount offered for the property(ies). I agree to indemnify the county and its attorney and agent from any action or damages arising from the purchase of this property.

Your filled out form should be mailed to the law firm: 2040 North Loop 336 West, Suite 320, Conroe, TX 77304. (Email: thernandez@pbfcml.com)

Anthony Griffin
Bidder's Name (Please Print or Type)
(NAME WANTED ON DEED)

[Signature]
Bidder's Signature

248 SH 75 N.
Bidder's Address (ADDRESS WANTED ON DEED)

(936) 730-6299
Anthonyimaxx@outlook.com
Bidder's Telephone / Email Address

Huntsville Tx 77320
City Zip

23-Jul-26
Date

NOTICE OF CONFIDENTIALITY RIGHT:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS	§	
	§	RESALE DEED
COUNTY OF WALKER	§	

KNOW ALL MEN BY THESE PRESENTS that WALKER COUNTY for itself and as trustee for the use and benefit of WALKER COUNTY HOSPITAL DISTRICT, CITY OF RIVERSIDE, WALKER COUNTY EMERGENCY SERVICE DISTRICT #1, and HUNTSVILLE ISD, acting by and through his duly elected official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of THIRTY-SEVEN THOUSAND SEVEN HUNDRED NINETY-SEVEN DOLLARS AND 78/100 (\$37,797.78), in hand paid by **ANTHONY GRIFFIN** ("GRANTEE") the receipt of which is hereby acknowledged and confessed, has granted and conveyed and by these presents do grant and convey unto said grantee all right, title and interest of the WALKER COUNTY for itself and as trustee for the use and benefit of WALKER COUNTY HOSPITAL DISTRICT, CITY OF RIVERSIDE, WALKER COUNTY EMERGENCY SERVICE DISTRICT #1, and HUNTSVILLE ISD, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in **Cause No. T20-11** styled WALKER COUNTY vs. JOE L. LEE, ET AL., said property being described as:

TRACT 1 & 2: GEO: 14139, 44655

TRACT 50, 1 ACRE OF LAND, MORE OR LESS, OUT OF THE J. PORTER SURVEY, ABSTRACT 38, WALKER COUNTY, TEXAS, AS SHOWN ON THE MAPS OF WALKER CAD, AND BEING THE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 45 PAGES 256-257 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS, EXCEPT AS RECORDED THE LEGAL IN THAT DEED HAS 2 TYPOGRAPHICAL ERRORS, WHERE IT SAYS 2094 FEET IT SHOULD READ 209.4 FEET AND 20 ¼ FEET IT SHOULD READ 204 FEET; ALONG WITH A MOBILE HOME INSTALLED ON SAID PROPERTY WITH LABEL NUMBERS LOU0058622 & LOU0058623. GEO: 14139 AND 44655

GRANTOR excludes and excepts from this conveyance any warranties, express or implied, on the property, including, without limitation, any warranties arising by common law or Section 5.023 of the Property Code.

GRANTOR conveys the property:

- (a). "as is", "with all faults" and without any warranty as to condition or environmental hazard,
- (b). subject to all restrictions, easements, rights-of-way leases, oil, gas and mineral leases, royalties, mineral conveyances, and mineral reservations of record, if any, in the office of the County Clerk of said County,
- (c). subject to any right of redemption; and
- (d). subject to rights of parties in possession

GRANTOR disclaims any warranty, guaranty or representation, oral or written, on:

- (a). the nature and condition of the property or other items conveyed hereunder, without limitation, the water, soil and geology,

- (b). the suitability of the property conveyed hereunder for any and all activities and uses which GRANTEE may elect to conduct thereon,
- (c). the existence of any environmental hazards or conditions thereon, (including but not limited to the presence of asbestos or other hazardous materials),
- (d). compliance with applicable environmental laws, rules or regulations; and
- (e). the compliance of the property with any laws, ordinances, or regulations of any governmental entity or body.

By acceptance of this deed, GRANTEE acknowledges and agrees:

- (a). that GRANTOR acquired the property through foreclosure of a tax lien as Trustee and as such has little, if any, knowledge of the physical or economic characteristics of the property,
- (b). GRANTEE has inspected the property and is relying solely on his own investigation of the same and not on any information provided or to be provided by on behalf of GRANTOR,
- (c). that any information provided with respect to the property was obtained from a variety of sources, and
- (d). GRANTOR (1) has not made any independent investigation or verification of such information; and (2) does not make any representations as to the accuracy or completeness of such information.
- (e). that if there are any improvements on the property, GRANTOR shall not be responsible for or liable to GRANTEE for any construction defects, errors omissions, or any other conditions affecting the property.

GRANTEE or anyone claiming by, through or under GRANTEE, hereby fully releases GRANTOR, his employees, officers, directors, representatives, attorneys and agents from any and all claims that it may now have or hereafter acquire against GRANTOR, his respective employees, officers, directors, representatives, attorneys and agents for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to the conveyance of the premises herein as well as any construction defects, errors, omissions, or other conditions affecting the property and other items conveyed hereunder. GRANTEE further acknowledges and agrees that this release shall be given full force and effect according to each of his express terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. This covenant releasing GRANTOR shall be a covenant running with the property and shall be binding upon GRANTEE, his heirs, successors and assigns. GRANTOR hereby assigns without recourse or representation of any nature to GRANTEE, effective upon the execution and delivery hereof, any and all claims that GRANTOR may have for any such errors, omissions or defects in the property and other items conveyed hereunder. As a material covenant and condition of this conveyance, GRANTEE agrees that in the event of any such construction defects, errors, omissions or on account of any other conditions affecting the property, GRANTEE shall look solely to GRANTOR'S predecessors or to such contractors and consultants as may have contracted for work in connection with the property and other items conveyed hereunder for any redress or relief. Upon the assignment by GRANTOR of his claims, GRANTEE releases GRANTOR of all right, express or implied, GRANTEE may have against GRANTOR arising out of or resulting from any errors, omissions or defects in the property and other items conveyed hereunder. GRANTEE further understands that some of GRANTOR'S predecessors in interest may be or become insolvent, bankrupt, judgment-proof or otherwise incapable of responding in damages and GRANTEE may have no remedy against such predecessors, contractors or consultants.

GRANTEE hereby further agrees on behalf of his heirs, successors and assigns to indemnify, protect, defend, save and hold harmless GRANTOR and GRANTOR'S elected and appointed officials, employees, officers, directors, representatives, attorney and agents from and against any and all debts, duties, obligation, liabilities, suits, claims, demands, cause of action, damages, losses, costs and expenses (including, without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with or arising out of the property and other items conveyed hereunder or the ownership, leasing, use, operation, maintenance and management thereof from and after the date hereof, including, without limitation, the cost of any removal of hazardous substances or contaminants from the property and other items conveyed hereunder.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said **ANTHONY GRIFFIN**, his heirs, successors, beneficiaries, heirs and assigns forever, so that neither the WALKER COUNTY for itself and as trustee for the use and benefit of WALKER COUNTY HOSPITAL DISTRICT, CITY OF RIVERSIDE, WALKER COUNTY EMERGENCY SERVICE DISTRICT #1, and HUNTSVILLE ISD nor any person claiming under it shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

EXECUTED on _____.

WALKER COUNTY

Judge Colt Christian, Walker County Judge

THE STATE OF TEXAS

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COUNTY OF WALKER

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ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, Judge Colt Christian, Walker County Judge, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, _____.

NOTARY PUBLIC, in and for the STATE OF TEXAS
My Commission Expires: _____

EXECUTED on _____.

WALKER COUNTY HOSPITAL DISTRICT

Anne Woodard
Chairman, Walker County Hospital District

THE STATE OF TEXAS

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COUNTY OF WALKER

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, Anne Woodard, Walker County Hospital District Chairman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, _____.

NOTARY PUBLIC, in and for the STATE OF TEXAS
My Commission Expires: _____

EXECUTED on _____.

WALKER COUNTY EMERGENCY SERVICE DISTRICT #1

Steven Lucher
President, Walker County Emergency Service District #1

THE STATE OF TEXAS

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COUNTY OF WALKER

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, Steven Lucher, President, Walker County Emergency Service District #1, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, _____.

NOTARY PUBLIC, in and for the STATE OF TEXAS
My Commission Expires: _____

EXECUTED on _____.

CITY OF RIVERSIDE

Heidi Tutor
Mayor, City of Riverside

THE STATE OF TEXAS

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COUNTY OF WALKER

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, Heidi Tutor, Mayor, City of Riverside, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, _____.

NOTARY PUBLIC, in and for the STATE OF TEXAS
My Commission Expires: _____

EXECUTED on _____.

HUNTSVILLE INDEPENDENT SCHOOL DISTRICT

Ken Holland
President, School Board of Trustees

THE STATE OF TEXAS

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COUNTY OF WALKER

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, Ken Holland, President, School Board of Trustees, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, _____.

NOTARY PUBLIC, in and for the STATE OF TEXAS
My Commission Expires: _____

Grantee: **ANTHONY GRIFFIN**
248 SH 75 N.
HUNTSVILLE, TX 77320

HOLD FOR PICK-UP, PERDUE, BRANDON