

**DELINQUENT TAX SALE
HILL COUNTY APPRAISAL DISTRICT AND THE COUNTY OF HILL, TEXAS
HILL COUNTY, TEXAS**

**November 7, 2017 at 10:00 A.M.
the Hill County Courthouse Steps; Hillsboro, Texas**

GENERAL INFORMATION REGARDING THE TAX SALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government. The grantee named in the deed must be the same person who was the successful bidder. (Section 34.015 Texas Tax Code.)
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Hill County Tax Office**. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The amount of the opening bid is set out beside each tract. The bidding must start at that figure or higher and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is **WITHOUT WARRANTY**, express or implied. Title to property is **NOT** guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property.
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, you may contact our office in Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON NOVEMBER 7, 2017:

PROP #	CAUSE #	STYLE	PROP DESCR, ADD, ACCT #	MIN BID AMT
1	11646A	Hillsboro ISD v Dorothy H. Jackson	Part of Lot 5, Vineyard Addn, assessed on the tax rolls as Lot 5B, Vineyard Addn (V883/P557, OPR) 99 Vineyard, #115128	\$15,536.11
2	11672A Hubbard ISD v Henry Cosey		Part of Lots 7 & 8, Blk 77, OT, assessed on the tax rolls as Lots 7A & 8, Blk 77, OT (V506/P1027) 106 S. Maple, #100998	\$8,292.08
3			Lots 40 & 41, Edgewood Addn (V1087/P83, OPR) 301 N. Miller, #134422	\$6,339.46
4	11793A	Hubbard ISD v Sam Brackens	Lot 7, Blk 73, OT (V761/P435) 802 SW 2nd St, #102103	\$4,614.69
5	11837A	Co Hill v Robert C. Hill	Lots 260 & 261, Lake Whitney Estates (V881/P395, OPR) 120 Scenic Drive, Whitney, #128405; #128406	\$5,000.00
6	12093A T077-17	Hubbard ISD v A.M. Wren Hubbard ISD v Windell L. Wren	Part of Lots 5 & 6, Blk 113, OT, assessed on the tax rolls as Lots 5B & 6B, Blk 113, OT (V156/P804) 407 S Live Oak Ave, #117562	\$7,000.00
7	12123A Hillsboro ISD v Christine Algeritta Sewell Harris Brown		W ½ of Lot 60, Buck Addn, assessed as Lot 60A, Buck Addn (V145/P292 & V191/P295) 306 Mark St, #111939	\$1,240.00
8			E ½ of Lot 60, Buck Addn, assessed as Lot 60B, Buck Addn (V460/P636) 308 Mark St, #111940	\$1,240.00

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9			E ½ of Lot 61, Buck Addn, assessed as Lot 61A, Buck Addn (V191/P295) Market St, #106692	\$1,240.00
10			Lot 62, Buck Addn, (V427/P157) 304 Mark St, #111941	\$1,860.00
11			a Manufactured Home, 28' x 56', Label #NTA0687307/08, Serial #DSETX03284A/B, located on Lots 60A & 61A, Buck Addn, 308 Mark St, #240301	\$7,540.60
12	12147A	Hillsboro ISD v Mary Moss Hodge	Lot 32, Blk 67, McMullen Addn, assessed as part of Lot 67, McMullen Addn (V700/P383) 107 Barnes St, #134314	\$6,758.33
13			Lot 2, Blk 61, McMullen Addn (V706/P29) 226 McDonald St, #101406; Lot 9A, Blk 61, McMullen Addn (V1730/P510, OPR) McDonald St, #100373; Lot 13, Blk 61, McMullen Addn (V335/P378 S&E V1149/P19, OPR) Corsicana Hwy, #102512; Lot 28A, Blk 62, McMullen Addn (V706/P29) McDonald St & Pine St, #101407	\$6,820.00
14		121184A Hillsboro ISD v Jacqueline Fennel	Lot 5, Blk 61, McMullen Addn (V1464/P373, OPR) 312 McDonald St, #103999	\$2,480.00
15			Lot 3, Blk 60, McMullen Addn (V963/P610, OPR) 504 McDonald St, #102502	\$620.00
16			Lot 47A, Buck Addn, being the E ½ of Lot 47, Buck Addn (V1287/P559, OPR) 305 Mark St, #111927	\$7,270.00

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17	12186A	Hillsboro ISD v Daisy Owens	Lots 3A, 3B, 5, 13 & 14, Blk 62, McMullen Addn, and Lots 29B, and 31E, Sweeney Addn (V339/P600, V447/P184, V213/P58, V447/P610, V270/P126 & V563/P552) S Church St, 313 S Church St, Peabody St Corsicana Hwy, #103522, #103984, #103686, #102080, #103684, #107561	\$9,930.00
18	12193A	Hillsboro ISD v Ysaías Villarreal	Lots 84, 85A & 86B, George Addn (V896/P63, OPR) 107 Carter St, #103695	\$2,610.00
19	12197A	Covington ISD v Pamela Rust	0.3663200 RI, Bill The Cat Lease, Well #1-H, 51.90 ac, A-757, R Reed Surv, #382868	\$3,244.00
20	12199A Bynum ISD v John A. Shelby Trustee		Lot 8, Saddle Valley Addn (V1807/P495, OPR) PR 326, #240346	\$5,325.00
21			Lot 9A, Saddle Valley Addn (V1807/P495, OPR) 301 PR 326, #381749	\$15,519.01
22			Lot 9B, Saddle Valley Addn (V1807/P495, OPR) Bynum, Texas, #386079, 301 PR 326, #386079	\$3,352.50
23			Lot 10, Saddle Valley Addn (V1807/P495, OPR) PR 326, #240347	\$2,065.01
24			Lot 12, Saddle Valley Addn (V1807/P495, OPR) PR 326, #240349	\$2,409.04
25			Lot 13, Saddle Valley Addn (V1807/P495, OPR) PR 326, #240350	\$2,044.08
26			Lot 14, Saddle Valley Addn (V1807/P495, OPR) PR 326, #240351	\$1,800.62
27			27.67 ac, more or less, A16, J R Alexander Surv (V1816/P326, OPR) SH 171, #116465	\$3,583.98

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28			1.0 ac, more or less, A16, J R Alexander Surv (V1816/P326, OPR) 935 SH 171, #116471	\$2,185.19
29			0.50 ac, more or less, A16, J R Alexander Surv (V1816/P326, OPR) 923 SH 171, #116466	\$6,595.23
30			4.50 ac, more or less, A16, J R Alexander Surv (V1816/P326, OPR,) SH 171, #116474	\$1,072.61
31	12202A	Hubbard ISD v Edward Barree	Lot 5, Blk 95, OT (V312/P627) 506 SW Third St, #100275	\$1,890.00
32	12215A	Hillsboro ISD v Tishie McIntosh	Lot 11, Blk 63, McMullen Addn (V347/P499) 314 S Church St, #107334	\$2,480.00
33	12222A	Hillsboro ISD v T.A. Anderson	Lot 3A, Tract 1, A148, J Carothers Surv (V323/P60) 107 4th St, #100103	\$2,480.00
34			Lot 6, Blk 93, OT (V405/P146) 304 SW 3rd St, #117517	\$5,897.66
35		12223A Hubbard ISD v Charles B. Goodlow	Lot 2, Blk 1, Deshay Addn (V372/P185) SW Fourth St, #117040	\$630.00
36	T023-17	Hubbard ISD v James E. Boyd	Lot 6A, Blk 37, OT (V1600/P16, OPR) 304 N Magnolia, #117266	\$5,857.30
37	T051-17	Hillsboro ISD v Elmer Roy Hicks	Lot 86B, Parks Addn and being part of Lot 106, McKenzie Addn (V1026/P801, OPR) 801 E Walnut St, #114328	\$4,944.81

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<u>RESALES</u>				
<u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
38	8506A	City of Hubbard v Est of John Cooper	Lot 4, Blk 107, OT (V1067/P604) S Bois D'Arc Ave, #100963 (Bid in Trust 5/2/2000)	\$500.00
39	11627A	Hillsboro ISD v Billy F. Morgan	Lot 19A, Blk 67, McMullen Addn (V1240/P132 OPR) 201 Madison, #114117 (Bid in Trust 5/5/2015)	\$500.00
40	10488A	Hillsboro ISD v Sie McGrew	Lot 5, Blk 97, O.T. (V315/P150) SW 3rd St & S Mesquite Ave, #117534 (Bid in Trust 11/6/2012)	\$500.00
41	11224A	Hubbard ISD v Elmer Joyce Davis AKA Elmir Davis	Lot 2, Blk 117, O.T. (V405/P89) 203 SW 4 th St, #101136 (Bid in Trust 11/6/2012)	\$500.00
42	11227A	Hillsboro ISD v Clara L. Polk	Lot 49, A148, J. Carothers Surv, Tr 30 (V420/P299) #103705 (Bid in Trust 2/4/2014)	\$500.00
43	11496A Hubbard ISD v Albert Hunt		Lot 22, Hunt Addn, (V357/P10) #102268 (Bid in Trust 8/5/2014)	\$500.00
44			Lot 20, Hunt Addn (V162/P78) Acct #102267 (Bid in Trust 8/5/2014)	\$500.00
45	11285A	Hubbard ISD et al v Joe Johnson	Lot 7A, Blk 92, OT (V1220/P123 OPR) #107014 (Bid in Trust 4/2/2013)	\$500.00

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46	12079A	Hubbard ISD v Mildred Roemer	Lots 6B & 7B, Blk 52, O.T. (V667/P28) NW 2nd & N Bois D Arc Ave, #117344 (Bid in Trust 8/2/2016)	\$500.00
47	12091A	Hillsboro ISD v Leona Hill	Lot 1, Tr 2, A-148, J. Carothers Surv, being part of Lot 60, McMullen Addn (V379/P299) 203 Anderson, Hillsboro, #100526 (Bid in Trust 8/2/2016); Lot 2, Tr 2, A-148, J. Carothers Surv (V371/P390) #102116 (Bid in Trust 8/2/2016)	\$500.00
48	12118A	Hillsboro ISD v Cornelius Cooper	Lot 10, aka Tr 3, A-148, J Carothers Surv, (V164/P514) S Ivy St, #104822 (Bid in Trust 2/7/2017)	\$500.00
49	12145A Hillsboro ISD v Barbara Nell Long		Lot 11, Tr 2, A-148, J Carothers Surv (V576/P624) S Ivy St, #102848 (Bid in Trust 2/7/2017)	\$500.00
50			Lot 27, Blk 60, McMullen Addn, being part of Blk 60, (V718/P444) 315 Brown, Hillsboro, #105363 (Bid in Trust 2/7/2017)	\$500.00
51	12185A Hillsboro ISD v Patricia E Conley		Lot 129, George Addn (V1560/P250 OPR) 300 Hall St, #112472 (Bid in Trust 2/7/2017)	\$500.00
52			West one-half of Lot 61, Buck Addn (V1560/P246 OPR) #106693 (Bid in Trust 2/7/2017)	\$500.00
53	11974A	Co Hill v Robert A. Burks	Lot 215, Lake Whitney Est, Unit 1 (V1122/P1 OPR) Oak Run St, Whitney, #128374 (Bid in Trust 5/2/2017)	\$500.00
54	12219A	Hillsboro ISD v Anna Ross	Lot 52, Abney Addn (V532/P841) Vineyard St, #103985 (Bid in Trust 5/2/2017)	\$500.00

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55	12221A	Hillsboro ISD v D. E. Fennell	A-18, J. L. Austin Surv, Tract 9, Lot 4 (V307/P368) 327 Dexter St, #137055	\$3,000.00
56	12273A	Hillsboro ISD v A. W. Hilliard	Lot 1, Blk 67, McMullen Addn (V182/P185) Brown St, #102126	\$930.00