

DELINQUENT TAX SALE
HILL COUNTY APPRAISAL DISTRICT, THE COUNTY OF HILL, TEXAS, THE CITY OF ITASCA, TEXAS, WHITNEY INDEPENDENT
SCHOOL DISTRICT, HILLSBORO INDEPENDENT SCHOOL DISTRICT AND CITY OF HILLSBORO
HILL COUNTY, TEXAS

November 1, 2016 at 10:00 A.M.
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 below each tract, and 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. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
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. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
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. Do NOT make unnecessary repairs or renovations during the redemption period.
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 1, 2016:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	10712A	Hillsboro ISD v J.C. Riggs aka James Charles Riggs	part of Lot 67, McMullen Addn, assessed on the tax rolls as Lot 15, Blk 67, McMullen Addn (V394/P593 & V368/P565) 117 Sycamore St, Hillsboro, #103902	\$3,000.00 SOLD
2	11365A	Hill CAD v Robernette Johnson Kelley	part of the J.A. Caruthers Surv, assessed on the Tax Roll as Lots 10 & 11, Blk 60, McMullen Addn (V1140/25 OPR) 411 Peabody, Hillsboro, #114036	\$2,000.00 WITHDRAWN
3			Lot 6, Blk 67, McMullen Addn (V213/P25 OPR) 411 Peabody, Hillsboro, #114036	\$2,487.99 WITHDRAWN
4	11413A	Abbott ISD v Barton J. Perry	1.26 ac, more or less, A-175, J. Cox Surv, T (V1439/P207 OPR) 546 HCR 3110 N, Hillsboro, #11413A	\$7,905.73 WITHDRAWN
5			a Manufactured Home Only, Lab #TEX0353672/73 Ser #M13TEX3306A/B, 26' x 42', Sunrise located on A-406, C. Harris Surv, Tr 1A, #351842	\$1,909.66 WITHDRAWN
6	11696A	Hubbard ISD v Paul Evans	a Manufactured Home, Crest Ridge, 16' x 80', Ser #CRHTX269368000649, Lab #TEX0481738, located on Lots 1 and 2, Blk 3, City Park Addn, 506 NE 7th St, Hubbard, #352790	\$1,000.00 SOLD
7	11782A	Hillsboro ISD v Felix Carter, Jr.	Lot 9, Blk 60, McMullen Addn (V710/P200 OPR) V1122/P287 OPR) 407 Peabody, Hillsboro, #11782A	\$1,753.88 WITHDRAWN
8			A-403, J. Hanley Surv, Tr 8, Lot 2 (V1156/P81 OPR) 614 E Walnut, Hillsboro, #105751	\$0,618.02 WITHDRAWN
9			A-148, J. Carothers Surv, Tr 3, Lot 16 (V670/P80 OPR) Madison, Hillsboro, #113221	\$897.32 WITHDRAWN
10			Lot 4, Blk 3, Rose Hill Addn (V1192/P550 OPR) Tarlton, Hillsboro, #134321	\$1,735.85 WITHDRAWN
11	11818A	Hillsboro ISD v Leon B. Crosby, Sr.	Pt of Lot 65, McMullen Addn, assessed on the tax rolls as Lot B, Blk 65, McMullen Addn (V1710/P200 OPR) 412 S Church, Hillsboro, #114107	\$4,000.00 WITHDRAWN
12	11838A	Co of Hill v Anita Conant	Pt of Lot 136, Lake Edge Harbor Subd, assessed on the tax rolls as Lot 136B, Lake Edge Harbor (V591/P838) 110 Choctaw Trail, Whitney, #121154	\$10,000.00 WITHDRAWN
13	11926A	Hillsboro ISD v Regina Hicks	A-148, J. Carothers Surv, Tr 7, Lot 32 (V1101/P81 OPR) 425 John, Hillsboro, #105751	\$400.00 WITHDRAWN
14	11931A	Hubbard ISD v Esteban Chavez	Lot 5, Blk 57, O.T. (V1084/P76 OPR) 501 NE 2nd St, Hubbard, #106987	\$5,000.00 SOLD
15	11957A	Co of Hill v Jason Thompson	Lots 313 & 314, Lake Whitney Ests (V116/P477 OPR, 132 Cedar Way Dr, Whitney, #107163 & #107164	\$11,354.75 SOLD
16	11964A	Blum ISD v JoAnn Randolph	.008333% ROYALTY INTEREST, RALL FAMILY TRUST, W#1-H 91252333, LEGEND NATURAL/NEWARK, EAST BARNE SAVAGE W F SUR, ACS 314.5200, #388065	\$1,508.56 WITHDRAWN
17	11964A	Blum ISD v JoAnn Randolph	.008333% ROYAL INTEREST, RALL FAMILY TRUST, W#2-H, 91252330, LEGEND NATURAL/NEWARK, EAST BARNE SAVAGE W F SUR, ACS 314.5200, #388044	\$4,290.74 WITHDRAWN

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
18	11978A	Aquilla ISD v Sallie Barrett	Lots 1, 2, 3, 4 & 5, Blk 45, O.T. (V194/P235 & V193/P180) N Pruitt Lane (FM 933), Aquilla, i	\$1,050.00 WITHDRAWN
19	11989A	Blum ISD v Willie R. Mosley, Jr.	Lot 5, Blk 23, Davis Addn (V1634/P70 OPR) 608 E 5th St, Blum, #121022	\$3,426.12 WITHDRAWN
20	11991A	Hillsboro ISD v Amy Ramos	Lot 9, C. J. George Addn (V919/P192 OPR) 701 W Elm, Hillsboro, #112437	\$4,565.24 WITHDRAWN
21	12002A	Itasca ISD v Eric Mozon	Lots 19D, 20D & 21D, Blk 17, O.T. (V1409/P674 OPR) N Hill, Itasca, #119551	\$2,377.78 WITHDRAWN
22			Lot 1C, Blk 36, Browder Addn (V1313/P247 OPR) Marrion St, Itasca, #106678	\$1,450.00 WITHDRAWN
23	12013A	Malone ISD v Virginia Manning	0.21 ac, more or less, A-416, E. Hall Surv, Tr 22 (V203/P319) Off N Elm St, Malone, #121	\$950.00 WITHDRAWN
24	12073A	Blum ISD v Gebhard Altman,	Lots 1, 2, & 1/2 of Lot 3, Blk 31, Davis Addn (V118/P483) E 4th St (Fm 67) Blum, #134	\$1,040.00 WITHDRAWN
25	12076A	Hillsboro ISD v Naomi Cotton	East half of Lot 25, Quickenstedt Addn (V456/P240) 215 1/2 Abney St, Hillsboro, #114425	\$2,500.00 WITHDRAWN
26	12077A	Penelope ISD v Allen Howard	Lots 1 & 2, Blk 1 aka Lot 1, Blk 1, Wolfe Addn (V337/P142) Roosevelt St, Penelope, #10	\$1,717.67 WITHDRAWN
27	12093A	Hubbard ISD v A.M. Wren	Pt of Lots 5 & 6, Blk 113, O.T., assessed on the tax rolls as Lots 5B & 6B, Blk 113, O.T. (V156/P804) Live Oak Ave, Hubbard, #117562	\$12,680.00 WITHDRAWN
28	12143A	Hillsboro ISD v Robert Taylor	all of Lot 5 & part of Lots 6 & 7, McMullen Addn aka A-148, J. Carothers Surv, Tr 3 (V469/P129) 326 Brown St, Hillsboro, #104510	\$1,740.00 SOLD

RESALES
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:

29	11627A	Hillsboro ISD v Billy F. Morgan	Lot 19A, Blk 67, McMullen Addn (V1240/P132 OPR) 201 Madison, Hillsboro, #114117 (Bid in Trust 5/5/2015)	\$500.00 NO BID
30	11232A	Hillsboro ISD v Vernon Uzell Baker	Part of Lot 30, Sweeney Addn, assessed on the tax rolls as Lot 30G, Sweeney Addn (V305/P15) 112 Sweeney, Hillsboro, #100214 (Bid in Trust 8/5/2014)	\$500.00 NO BID
31	11035A	Hillsboro ISD v Oscar Isaac	Lot 29E, Sweeney Addn (V354/P223) McDonald St & Pine St, Hillsboro, #100225 (Bid in Trust 4/3/2012)	\$500.00 NO BID
32	10771A	Hillsboro ISD v Louis M. Hodge	Lot 29C-1, Sweeney Addn (V792/P773 OPR) 204 Pine, Hillsboro, #143171 (Bid in Trust 11/2/2010)	\$500.00 NO BID
33	10488A	Hillsboro ISD v Sie McGrew	Lot 5, Blk 97, O.T. (V315/P150) SW 3rd St & S Mesquite Ave, Hillsboro, #117534 (Bid in Trust 11/6/2012)	\$500.00 NO BID
34	10812A	Hillsboro ISD v Edward Clarence Greer	West 1/2 of Lot 26, Quickenstedt Addn (V679/P697) Brown Street, Hillsboro, Acct #101750 (Bid in Trust 11/6/2012)	\$700.00 NO BID

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
35	11224A	Hubbard ISD v Elmer Joyce Davis AKA Elmir Davis	Lot 2, Blk 117, O.T. (V405/P89) 203 SW 4 th St, Hubbard, #101136 (Bid in Trust 11/6/2012)	\$500.00 NO BID
36	10595A	City of Whitney v Melvin Gilmore	Lot 6, Gilmore Subd (V1775/P309) Whitney, #103031 (Bid in Trust 11/5/2013)	\$500.00 NO BID
37	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 NO BID
38	11315A	Hillsboro ISD v John A. Shields	Lots 5B-1 & 6C, Huffhines Addn (V1782/P204 OPR) East Walnut St, Hillsboro, #134173 (Bid in Trust 2/4/2014)	\$500.00 NO BID
39	11496A	Hubbard ISD v Albert Hunt	Lot 22, Hunt Addn, (V357/P10) Hubbard, #102268 (Bid in Trust 8/5/2014)	\$500.00 NO BID
40			Lot 20, Hunt Addn (V162/P78) Hubbard, Acct #102267 (Bid in Trust 8/5/2014)	\$500.00 NO BID
41	11757A	Hillsboro ISD v Ollie P. McGill, Jr.	Lots 7B & 8B, Blk 56, McMullen Addn (V1156/P827) 210 Gooden, Hillsboro, #107319 (Bid in Trust 11/3/2015)	\$500.00 NO BID
42			Lot 3A, Blk 61, McMullen Addn (V1156/P824 OPR) 230 McDonald, Hillsboro, #102507 (Bid in Trust 11/3/2015)	\$500.00 NO BID
43			Lot 3B, Blk 61, McMullen Addn (V1136/P826 OPR) 232 McDonald, Hillsboro, #114048 (Bid in Trust 11/3/2015)	\$500.00 NO BID
44	11808A	Hubbard ISD v Esterlene Hawkins	Lot 6, Blk 92, O. T. (V733/P817) 204 SW 3 rd St, Hubbard, #117511 (Bid in Trust 11/3/2015)	\$500.00 NO BID
45	11285A	Hubbard ISD v Joe Johnson	.69 ac, more or less, A-36, N. Berkley Surv (V1075/P392 OPR) N. 8th St, Hubbard, #101075 (Bid in Trust 8/2/2016)	\$500.00 SOLD
46			Lot 7A, Blk 92, OT (V1220/P123 OPR) #107014 (Bid in Trust 4/2/2013)	\$500.00 NO BID
47	11809A	Hillsboro ISD v Cleo Bunn	Lot 29, Blk 61, McMullen Addn (V355/P558) 322 Peabody St, Hillsboro, #107328 (Bid in Trust 5/3/2016)	\$900.00 NO BID
48	12007A	Itasca ISD v Bethlehem Missionary Baptist Church	Lots 1D & 2D, Blk 29, Browder Addn (V1683/P197) South St, Itasca, #376582 (Bid in Trust 5/3/2016); Lot 2A, Blk 29, Browder Addn (V1683/P197) South St, Itasca, #376583 (Bid in Trust 5/3/2016)	\$900.00 NO BID
49	12030A	Hillsboro ISD v Jack Gray	Lots 12 & 13, Tarlton Addn (V387/P454 & 455) 100 E Madison, Hillsboro, #101727 (Bid in Trust 5/3/2016)	\$1,500.00 NO BID
50	12050A	Hillsboro ISD v D. L. Upchurch	Lot 2, Blk 6, Thompson Addn (V283/P174) 204 Morgan, Hillsboro #105013 (Bid in Trust 5/3/2016)	\$900.00 NO BID
51	12006A	Mount Calm ISD v Floyd Daniels	2.967 ac, more or less, A-707, R. Patton Surv, Trs 5 & 6 (V493/P873) South 1st St, Mount Calm, #101112 (Bid in Trust 8/2/2016)	\$3,500.00 NO BID
52	12079A	Hubbard ISD v Mildred Roemer	Lots 6B & 7B, Blk 52, O.T. (V667/P28) NW 2nd & N Bois D Arc Ave, Hubbard, #117344 (Bid in Trust 8/2/2016)	\$1,500.00 NO BID

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
53	12090A	Mount Calm ISD v W.L. Johnson	1.51 ac, more or less, A-558, M. Mata Surv, Tr 39 (V246/P123, V92/P23 S&E V382/P165) Mt. Calm, #103422 (Bid in Trust 8/2/2016)	\$3,500.00 NO BID
54	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)	\$2,900.00 NO BID