

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

May 2, 2017 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 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. 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 MAY 2, 2017:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	11328A	Hubbard ISD v Zachary L. Scott	Lots 4B & 5A, Blk 53, O.T. (V1640/P778 OPR) Hubbard, #117353 WITHDRAWN	\$2,047.00
2			1.033 ac, more or less, A-36, N Berkley Surv, Tr 27D (V1621/P413) S Magnolia, Hubbard, #385530 WITHDRAWN	\$2,139.47
3			2.066 ac, more or less, A-36, N Berkley Surv, Tr 27D (V1621/P413) NE 1st St, Hubbard #385531 SOLD	\$3,656.09
4	11573A	Co of Hill v Bobbie Jean Forbes Tanner	Lots 143, 144, 145 & 146, Live Oak Annex Addn (V1253/P717) 177 Irving Dr, Whitney, #300031	\$5,867.74
5	11837A	Co of Hill v Robert C. Hill	Lots 260 & 261, Lake Whitney Est (V881/P395 OPR) 120 Scenic Dr, Whitney, #128405 & #128406	\$16,598.17
6	11838A	Co Hill v Anita Conant	Part of Lot 136, Lake Edge Harbor Subd, assessed as Lot 136B, Lake Edge Harbor Addn (V591/P838) 110 Choctaw Trail, Whitney, #127754 SOLD	\$9,000.00
7	11861A	Co of Hill v Angela N. Turner Whipkey	Lots 117B & 118B, Lake Edge Harbor Addn (V1253/P120) 130 Lakeview Dr W, Whitney, #127733 WITHDRAWN	\$6,671.41
8	11974A	Co of Hill v Robert A. Burks	Lot 215, Lake Whitney Est, Unit 1 (V1122/P1 OPR) Oak Run St, Whitney, #128374	\$1,160.00
9	12020A	Itasca ISD v Geoffrey Allan Couldron	2.04 Ac, more or less, A-779, Renshaw Surv, Tr 13 (V1232/P747 S & E V1616/P240 OPR) 708 E Adams, Itasca, #119661 SOLD	\$12,534.55

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
10	12063A	Hillsboro ISD v James B. Handy	Part of Lots 57 & 58, George Addn (V681/P261) 204 Davis, Hillsboro, #105063	\$3,328.80
WITHDRAWN				
11			Part of Lot 5, Blk 26, Harris Addn (V712/P813) 411 Parham, Hillsboro, #112893	\$620.00
WITHDRAWN				
12			Lot 6, Blk 26, Harris Addn (V_____/P_____) Clark St, Hillsboro, #103557	\$683.59
WITHDRAWN				
13	12075A	Hillsboro ISD v Paul Washington	Lot 30C, Sweeney Addn (V480/P846, 848, 850 & 852) 224 3rd St, Hillsboro, #105192	\$5,000.00
14	12086A	City of Whitney v W.I. Satterwhite	Lots 4, 5, 14, 15, 16 & 17, Blk 7, Greenwade Addn (V213/P502) 406 S San Jacinto St, Whitney, #131051	\$12,000.00
SOLD				
15	12087A	City of Whitney v H.R. Ward	West part of Lot 7 & a part of an unnumbered Lot, all in Blk 1, Hicks Addn, assessed as Lot 7A & part of Lot 5 1/2 (V734/P508) 305 S San Marcos St, Whitney, #106934	\$3,000.00
SOLD				
16	12093A	Hubbard ISD v A.M. Wren	Part of Lots 5 & 6, Blk 113, O.T., assessed on the Tax Roll as Lots 5B & 6B, Blk 113 (V156/P804) 407 S Live Oak Ave, Hubbard, #117562	\$5,000.00
WITHDRAWN				
17	12100A	City of Whitney v Betty Stinson	Lot 12, Blk 1, Wallace Addn (V570/P792) Whitney, #104399	\$6,500.00
SOLD				
18	12110A	Itasca ISD v David G. Rodriguez	6.12 Ac, more or less, Tr 13, Blk 3, Twin Lakes (V938/P339 OPR) #103959	\$7,758.62
SOLD				

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
19	12199A	Bynum, SD v John A. Shelby Trustee	Lot 8, Saddle Valley Addn (V1807/P495 OPE) PR 326, Bynum, #240346	\$5,699.86
20			Lot 9A, Saddle Valley Addn (V1807/P495 OPR) 301 PR 326, Bynum, #381749	\$23,951.38
21			Lot 9B, Saddle Valley Addn (V1807/P495 OPR) Bynum, #386079	\$3,158.58
22			Lot 10, Saddle Valley Addn (V1807/P495 OPR) PR 326, Bynum, #240347	\$1,963.10
23			Lot 12, Saddle Valley Addn Saddle Valley Addn (V1807/P495 OPR) PR 326, Bynum, #240349	\$2,282.96
24			Lot 13, Saddle Valley Addn Saddle Valley Addn (V1807/P495 OPR) PR 326, Bynum, #240350	\$1,943.54
25			Lot 14, Saddle Valley Addn Saddle Valley Addn (V1807/P495 OPR) PR 326, Bynum, #240351	\$1,658.83
26			27.67 Ac. more or less, A-16, J. R. Alexander Surv (V1816/P326 OPR) SH 171, Hubbard, #116465	\$3,102.87
27			1.0 Ac. more or less, A-16, J. R. Alexander Surv (V1816/P326 OPR) 935 SH 171, Hubbard, #116471	\$2,073.25
28			0.50 Ac. more or less, A-16, J. R. Alexander Surv (V1816/P326 OPR) 923 SH 171, Hubbard, #116466	\$6,165.40

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
29			4.50 Ac, more or less, A-16, J. R. Alexander Surv (V1815/P325 OPR) SH 171, Hubbard, #116474	\$1,028.26
WITHDRAWN				
30	12219A	Hillsboro ISD v Anna Ross	Lot 52, Abney Addn (V532/P841) Vineyard St, Hillsboro, Texas, #103985	\$1,860.00
31	12236A	Malone ISD v J. W. Howard	Being the West 35' of Lot 11 & all of Lot 12, O. T. (V442/P493) S. Pecan St, Malone, #107282	\$3,177.93
32			Being half of Lot 9 & all of Lot 8, O. T. (V272/P124) S. Pecan St, Malone, #107280	\$1,962.59
33	12214A	Itasca ISD v Big B's Truck Stop, Inc.	1.849 Ac, more or less, A-817, H. Sikes Surv, Tr 16B (V1605/P1 OPE) 1205 E Main St , Itasca, #134567; 1.9919 Ac, more or less, A-817, H. Sikes Surv, Tr 16F (V1605/P1 OPR) 1205 E Main St, Itasca, #214819; 0.5451 Ac, more or less, A-817, H. Sikes Surv, Tr 17 (V1605/P1 OPR) 1207 E Main St, Itasca, #155396	\$192,103.87
WITHDRAWN				
RESALES				
<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>				
34	8506A	City of Hubbard v Est of John Cooper	Lot 4, Blk 107, O.T. (V1067/P604) S Bois D'Arc Ave, Hubbard, #100963 (Bid in Trust 5/2/2000)	\$500.00
35	11627A	Hillsboro ISD et al 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
36	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

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
37	10752A	Hillsboro ISD v Jessie Mae Williams	Tract of land being part of Lot 56, McMullen Addn, assessed on tax rolls as Lots 9 & 10, Blk 56, McMullen Addn (V1737/P254) 208 Gooden St, Hillsboro, #114023 (Bid in Trust 11/6/2012)	
38			Tract of land being part of Lot 49, McMullen Addn, assessed on the tax rolls as Lot 3, Blk 49, McMullen Addn (V1754/P333) 213 S Covington St, Hillsboro, #113974 (Bid in Trust 4/2/2013)	\$500.00
39	10812A	Hillsboro ISD v Edward Clarence Greer	West ½ of Lot 26, Quickenstedt Addn (V679/P697) Brown St, Hillsboro, #101750 (Bid in Trust 11/6/2012)	\$500.00
SOLD				
40	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
41	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
42	11496A	Hubbard ISD v Albert Hunt	Lot 22, Hunt Addn, (V357/P10) Hubbard, #102268 (Bid in Trust 8/5/2014)	\$500.00
43			Lot 20, Hunt Addn (V162/P78) Hubbard, Acct #102267 (Bid in Trust 8/5/2014)	\$500.00
44	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
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

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
46	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)	\$500.00
SOLD				
47	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)	\$500.00
48	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)	\$500.00
SOLD				
49	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)	\$500.00
50	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)	\$700.00
51	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, #121626 (Bid in Trust 11/1/2016)	\$500.00
SOLD				
52	11782A	Hillsboro ISD v Felix Carter, Jr.	A-148, J Carothers Surv, Tr 3, Lot 16 (V679/P94) 103 Madison, Hillsboro, #113223 (Bid in Trust 2/7/2017)	\$500.00
53	12071A	Hillsboro ISD v Preston Spates	Lots 1, 2 & 3, Blk 9, South Yard Addn (V339/P287) S Waco, St, Hillsboro, #104852 (Bid in Trust 2/7/2017)	\$1,000.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
54	12072A	Hillsboro ISD v William M. Browning	Lot 42 & West half of Lot 43, Tarlton Addn (V335/P667) Monroe St, Hillsboro, #100577 (Bid in Trust 2/7/2017)	\$1,000.00
55	12092A	Hubbard ISD v Steven J. Reed	Lot 5, Blk 46, O.T. (V1228/P155) 706 NW Second St, Hubbard, #117301 (Bid in Trust 2/7/2017)	\$1,000.00
56	12099A	Bynum ISD v Hill Hinsley	Lot 4, Blk 9, O.T. (V220/P376) Saylor St, Bynum, #104160 (Bid in Trust 2/7/2017)	\$1,000.00
57	12118A	Hillsboro ISD v Cornelius Cooper	Lot 10, aka Tr 3, A-148, J Carothers Surv, (V164/P514) S Ivy St, Hillsboro, #104822 (Bid in Trust 2/7/2017)	\$500.00
58	12137A	Hillsboro ISD v Stella Harris	Lots 64, 65, 66, 67, 68 & 73, Buck Addn (V895/P383 OPR) 200 Mark St, Hillsboro, #111943 (Bid in Trust 2/7/2017)	\$2,000.00
59	12145A	Hillsboro ISD v Barbara Nell Long	Lot 11, Tr 2, A-148, J Carothers Surv (V576/P624) S Ivy St, Hillsboro, #102848 (Bid in Trust 2/7/2017)	\$1,000.00
60			Lot 13, Tr 2, A-148, J Carothers Surv (V576/P624) 329 Brown St, Hillsboro, #102849 (Bid in Trust 2/7/2017)	\$1,000.00
61			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
62	12185A	Hillsboro ISD v Patricia E Conley	Lot 13, Tr 10, A-475, M Johnson Surv (V1560/P244 OPR) 1043 E Franklin St, Hillsboro, #138018 (Bid in Trust 2/7/2017)	\$1,000.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
63			Lot 129, George Addn (V1560/P250 OPR) 300 Hall St, Hillsboro, #112472 (Bid in Trust 2/7/2017)	\$500.00
64			West one-half of Lot 61, Buck Addn (V1560/P246 OPR) Hillsboro, #106693 (Bid in Trust 2/7/2017)	\$500.00