

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

**April 4, 2023, at 10:00 A.M.**

**Courthouse Steps**

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 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 minimum bid amount is set out beside each tract on the bid sheet. 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.
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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Waco at (254) 756-7755, or on our website at [www.mvbalaw.com](http://www.mvbalaw.com) under Tax Sales.

**PROPERTIES TO BE SOLD ON APRIL 4, 2023:**

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
1	T212-19	Hubbard ISD v Walter H. Thompson, et al	Part of Lots 109, 110, 111, 112, 122, 123, 124, 125, 126, 127, 128, 129 & Lot 113 Edgewood Addn assessed on the tax rolls as Lot 109B, 110B, 111B, 112B, 113, 122B, 123B, 124B, 125B, 126B, 127B, 128B & 129B, Edgewood Addn (V1127/P622, OPR), NE Fifth Street, Hubbard, #106838	\$3,477.86
2			Lot 120, Edgewood Addn (V513/P1016), NE Fifth Street, Hubbard, #117091	\$1,300.00
3	T101-21	Hill County v Santos Galaviz Martinez, Jr.	Part of Lot 4, Block 6A, J. M. Duncan Addn (V1182/P355, OPR), 613 W Gould St, Hillsboro, #392458 & #112431	\$5,363.81
4	T105-21	Hill County v Derrick Andre McGill, et al	Part of Lot 8, Block 27, Browder Addn, assessed on tax rolls as Lot 8A, Block 27, Browder Addn (V734/P780 & V738/P668), 409 S Aquilla St, Itasca, #160006	\$4,902.03
5			Lot 7 & part of Lot 8, Block 27, Browder Addn, assessed on tax rolls as Lots 7 & 8D, Block 27, Browder Addn (V739/P142), #102345	\$2,443.51
6	T142-21	Hill County v Walter M. Reaves, Sr., et al	19.653 Acres, more or less, of Jonathan Wallace Survey, Abstract 938, assessed on tax rolls as Tract 14B, Lot 8 (V1911/P472, OPR), HCR 3161, Abbott, #109261	\$17,010.72
7	T152-21	Hillsboro ISD v Mario A. Garcia, et al	Part of Lot 4, Block 1, Duncan Addn, assessed on tax rolls as Lot 4C, Block 1, Duncan Addn & Manufactured Home, Label #NTA0844131/132, Serial #DSD4AL26113A/B (V987/P515, OPR), 109 Duncan Street, Hillsboro, #112363	\$6,375.03
8	T153-21	Hill County v Henry Cosey, et al	Part of Lot 7 & all of Lot 8, Block 77, Original Townsite of Hubbard, assessed on the tax rolls as Lots 7A & 8 (V395/P183, V396/P179 & 180, V450/P494, V506/P1027, & V453/P336), 106 S Maple Ave, Hubbard, #100998	\$10,416.87
9	T078-22	Hill County v Norman Wayne Whitfield, et al	Lot 10, Block A, Country Village Addn (V917/P28, OPR), 919 E Dee St, Whitney, #130969	\$5,480.69
10	T100-22	Hill County v Miranda Dillard	Part of Lot 35 & all of Lots 36, 37 & 38, William Brooks Survey, Abstract 1, assessed on tax rolls as Tract 31I, being 0.491 Acre (V2030/P310, OPR) & a Manufactured Home, Label #NTA1802235/236, Serial #OC011830774A/B., 105 Private Road 221 A, Aquilla, #300236 & #448601	\$7,169.19
11	T117-22	Hill County v Polly J. Boyd, et al	Lots 13, 14 & 15, Block 13, Original Town of Malone (V951/P570, OPR & the Plat in V83/P146), 201-205 N Pecan St, Malone, #134661	\$2,000.46
12			Lot 16, Block 13, Original Town Malone (V951/P568, OPR), 207 N Pecan St, Malone, #100445	\$1,526.81
13			Lots 13, 14, 15 & 16, Block 14, Original Town Malone (V1326/P235, OPR), W Mesquite St, Malone, #121690	\$1,834.05
14			1.0 Acre, more or less, of C. Watson Survey, Abstract 951, assessed on tax rolls as Tract 3A (V1908/P8, OPR), FM 744, Malone, #121573	\$3,801.48
<b><u>RESALES</u></b>				
<b><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></b>				
15	T265-18	Hillsboro ISD v J. W. Waggoner, et al	Part of Lot 17, McMullen Addn, assessed on tax rolls as Lot 3B, Block 17, McMullen Addn to the City of Hillsboro (V1481/P617, OPR), E Elm Street, Hillsboro, #113884 (Bid in Trust 1/3/2023)	\$1,462.98