DELINQUENT TAX SALE-, HILL COUNTY, TEXAS

October 4, 2022 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. 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. 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 the McCreary Law Firm in Waco at (254) 756-7755 or on our website at [www.mvbalaw.com.](http://www.mvbalaw.com/)

**PROPERTIES TO BE SOLD ON OCTOBER 4, 2022:**

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| **TRACT** | **SUIT#** | **STYLE** | **PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT#** | **MIN BID** |
| I | 12132A | Hill Co v Laura Ward | Manufactured Home ONLY, Label #PFS0559449/50, Serial #12329033A/B, located on Lot 483, Lake Whitney Estates, 202 Cherry Road, Whitney, #353904  **NO BID** | $17,253.61 |
| 2 | 12225A | Hillsboro !SD v Edward Green | E 1/2 of Lot 42, assessed Lot 42A, Buck Addition, (V589/P536), 205 Mark Street, Hillsboro, #101737  **WITHDRAWN** | $10,287.54 |
| 3 | T187-17 | Bynum ISDv Robert Lynn Heard | Lots 7 & 8, Block 4, Alex McCommas Addn, Part 4,  (Vl033/P222, OPR), 509 White, Bynum, #102040  **WITHDRAWN** | $13,578.28 |
| 4 | Lots 20 & 21, Block 3, Alex McCommas Addn (Vl 146/P141, OPR), White, Bynum, #122711  **WITHDRAWN** | $2,018.55 |
| 5 | T075-18 | Hubbard !SD v David Lewis | Lot 6, Block 106, Original Townsite Hubbard (V1745/P586 & V1992/P559, OPR),  304 SW Fourth Street, Hubbard, #355585  **SOLD** | $9,527.00 |
| 6 | T082-18 | Itasca ISD v Ruby J. Searcy | Lots 7 & 8, Block 1, Original Townsite Itasca (Vl395/P408) 200 E Henderson Street, Itasca# 119456  **WITHDRAWN** | $9,725.04 |
| 7 | T091-18 | Itasca !SD v Ricardo Carrera | 4.00 Acres, more or less, of Abstract 800 of the H.D. Ripley Surv, Tract 4-1,  (Vl174/P433, OPR), HCR 4423 E, Itasca, #146737  **WITHDRAWN** | $5,332.15 |
| 8 | Tl 15-18 | HillCov Jimmy Ray Slovak | 0.517 Acre, more or less, of Abstract 687 of the Robert F. Norvell Surv, Tract 4A, (Vl253/P124, OPR),  272 HCR 3106, Abbott, #109026  **WITHDRAWN** | $4,034.59 |

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| **TRACT** | **SUIT#** | **STYLE** | **PROPERTY DESCRIPTION, APPROXIMATE**  **ADDRESS, ACCT#** | **MIN BID** |
| 9 | Tl 18-20 | Hill Co v Marta Guerrero | Manufactured Home ONLY, Label #TEX0221551, Serial #KBTXSN380299, located on the I. D. Houston Surv, Abstract 392, Tract 18A, Space 7,  319 Fancher St, Hillsboro, #390210  **WITHDRAWN** | $2,589.34 |
| 10 | T071-20 | Hill Co v Norman Baker | Part of Lot 30, Abney Addn, assessed as Lot 30B, Abney Addn, (V1965/P677, OPR),  207 Francis St, Hillsboro, #111837  **WITHDRAWN** | $7,413.48 |
| 11 | Part of Lot 8, Vineyard Addn, assessed as Lot 8B, Vineyard Addn, (Vl965/P677, OPR),  98 Vineyard Ave, Hillsboro,# 115132  **WITHDRAWN** | $5,598.86 |
| 12 | T122-20 | Hill Co v Renaldo Gonzalez | Lot 7, Block 4, Cunningham Addn, (V1322/P244, OPR), 611 Cunningham St, Hillsboro, #112311  **WITHDRAWN** | $4,306.86 |
| 13 | T002-21 | Hil!Cov Bennie M. Coburn | Manufactured Home ONLY, Label #PFS0516864/865, Serial #PH173641A/B located Lots 19 & 20, Block 17, Davis Addn, (V742/P764), 408 S Avenue H, Blum, #396201 & #121013  **WITHDRAWN** | $5,948.93 |
| 14 | T006-21 | HillCov Marilu Quintana | Part of Lot 74, Parks Addn, assessed as Lot 74B, Parks Addn, (VI750/P504, OPR),  800 Park Dr, Hillsboro, #100331  **WITHDRAWN** | $4,498.18 |
| 15 | T074-21 | HillCov  Norma DeLeon Aguillon | Lot 13, J. A Hanley Su1v, Abstract 403, assessed as Tract 4, (Vl863/P99, OPR),  930 E Elm St, Hillsboro, #113376  **WITHDRAWN** | $2,190.48 |
| 16 | T095-21 | Hill Co v Phillip D. Whitbeck | N 1/2 of Lots 48 & 49, Block 2, Chisholm Trail Retreat Subd, Annex 6, &  a Manufactured Home (Vl447/P398, OPR) 138 Mountain View Drive, Blum #105316  **WITHDRAWN** | $1,884.60 |

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| **TRACT** | **SUIT#** | **STYLE** | **PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT#** | **MIN BID** |
| 17 | T!0l-21 | HillCov  Santos Galaviz Martinez, Jr. | Lot 4, Block 6A, J. M. Duncan Addn, (Vl 182/P355, OPR), 613 W Gould St,  Hillsboro, #392458 & #112431  **WITHDRAWN** | $5,281.76 |
| 18 | Tl02-21 | Hill Co v Corey Adam Brown | Lot 10, Block 4, Cunningham Addn, (Vl962/P551, OPR), 509 Cunningham St, Hillsboro, #112314  **WITHDRAWN** | $5,991.34 |
| 19 | Tl 13-21 | HillCov Hattie Thomas | Lot 5B, Block 1, Original Townsite Itasca, (V399/P181), E South St, Itasca, #448169  **SOLD** | $2,063.70 |
| 20 | Tl67-21 | HillCov Ben Hopkins | Lots 9A & l0A, Warren Addn, (V2057/P623, OPR), 425 Craig St,  Hillsboro, #101142  **WITHDRAWN** | $13,129.12 |
| 21 | Tl70-21 | HillCov Red Grimes, Jr. | Lot 49, J. A Carothers Surv, Abstract 148, assessed as Tract 7, (V436/P135 & V450/P303), 100 John Street, Hillsboro, #113234  **SOLD** | $2,390.03 |
| 22 | T060-22 | **Hill** Co v Felix M. Carter, Jr., et al | Lot 17, Tarlton Addn, (V1464/P481, OPR), 106 E Madison St, Hillsboro, #102856  **WITHDRAWN** | $3,968.47 |
| 23 | Lot 18, Tarlton Addn, (V985/P596, OPR), E Madison St, Hillsboro, #114921  **WITHDRAWN** | $1,464.56 |
| 24 | Lot 19, Tarlton Addn, (V985/P596), E Madison St, Hillsboro, #114922  **WITHDRAWN** | $1,464.56 |