

DELINQUENT TAX SALE - HILL COUNTY, TEXAS

July 5, 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.
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 the McCreary Law Firm in Waco at (254) 756-7755 or on our website at www.mvbalaw.com.

BIDDER’S ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the “NAME OF GRANTEE” PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER NUMBER _____ TRACT NUMBER _____ CAUSE NUMBER _____ AMOUNT _____

TRACT NUMBER _____ CAUSE NUMBER _____ AMOUNT _____

TRACT NUMBER _____ CAUSE NUMBER _____ AMOUNT _____

PRINTED NAME OF GRANTEE: _____

GRANTEE’S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER’S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER’S SIGNATURE: _____

PROPERTIES TO BE SOLD ON JULY 5, 2022:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	11878A	Whitney ISD v John Carrasco	<p align="center">Lot 7, White Bluff Addn #22 (Plat Records Slide 143-AB OPR) 22007 Raintree Ct, Whitney, #144678</p> <p align="center">WITHDRAWN</p>	\$2,639.42
2	12132A	Hill Co v Laura Ward	<p align="center">A Manufactured Home ONLY, Label #PFS0559449/50, Serial #12329033A/B, located on Lot 483, Lake Whitney Estates, 202 Cherry Road, Whitney, #353904</p>	\$17,171.24
3	12174A	Whitney ISD v Lavorizia Vaughn	<p align="center">Lot 177, White Bluff Addn # 24 (V1974/P338) 24177 Springwood Lane, Whitney, #146049</p> <p align="center">WITHDRAWN</p>	\$2,616.13
4	12248A	Hill Co v Lorene Lulloff	<p align="center">Lot 176, Lake Edge Harbor Addn (V578/P60) 139 Comanche Trail, Whitney Account #102872</p>	\$10,850.00
5	T114-17	Itasca ISD v Justin L. Turnage	<p align="center">A Manufactured Home ONLY, Label #NTA0522270/71, Serial #2PTX616BTX/ATX, located on Abstract 361 J. Hayes Surv, Tract 27, 4768 FM 67, Grandview, #148547</p>	\$14,449.53
6	T075-18	Hubbard ISD v David Lewis	<p align="center">Lot 6, Block 106, Original Townsite Hubbard (V1745/P586 & V1992/P559 OPR) 304 SW Fourth Street, Hubbard #355585</p>	\$9,385.79
7	T177-18	City of Whitney v Tricia Edge	<p align="center">Part of Lot 1 & all of Lots 2 & 3, Block 19, Original Town of Whitney (V1867/P256 OPR), 413 E Jefferson Ave #150395</p>	\$63,638.80
8	T188-18	Hill Co v Bettye Shelley Ryno	<p align="center">Lot 3, Block 4, Hicks Addn (V670/P75) 208 S Brazos Street, Whitney Account #106936</p>	\$11,982.50

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	T200-18	Itasca ISD v R. P. Malone	20.00 Acres, Abstract 931, F. M. Weatherad Surv, Tract 98 (V177/P53) HCR 1363, Itasca, Texas #118880 LAND LOCKED	\$25,736.46
10	T127-19	Hillsboro ISD v Amy Lillian Tinney	Part of Lots 15 & 16, Givens-Fairview Addn, assessed on tax rolls as Lot 15B & Lot 16A, Givens-Fairview Addn (V1193/P691 OPR) 1038 E Elm St, Hillsboro, Texas Account #112624 WITHDRAWN	\$21,066.91
11	T167-19	Itasca ISD v Guadalupe Rodriguez	Lot 2, Block 24, Browder Addn (V1074/P362 OPR) & a Manufactured Home, Label #NTA0594736/37, Serial #DSETX02367A/B, 302 E Henderson Street, Itasca, #105128 & #392631 WITHDRAWN	\$11,113.41
12	T005-20	Whitney ISD v Flatiron White Bluff NPL	Lot 59, White Bluff #1 Addn, (V1916/P84) Lake Whitney, #138317 WITHDRAWN	\$1,325.43
13			Lot 717, White Bluff #1 Addn, (V1916/P99) Lake Whitney #138978 WITHDRAWN	\$1,352.91
14			Lot 38, White Bluff #19 Addn, (V1916/P99) Lake Whitney #144413 WITHDRAWN	\$2,080.11
15			Lot 39, White Bluff #19 Addn, (V1916/P99) Lake Whitney, #144414 WITHDRAWN	\$2,080.11

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16			<p>Lot 162, White Bluff #39 Addn, (V1916/P103) Lake Whitney, #150068</p> <p>WITHDRAWN</p>	\$992.81
17			<p>Lot 188, White Bluff #39 Addn, (V1916/P103) Lake Whitney, #150094</p> <p>WITHDRAWN</p>	\$992.81
18	T004-21	Hillsboro ISD v Susan Joy Rodgers	<p>2.364 Acres F & N Scrutchfield Surv, Abstract 813, Tract 7, (V558/P999), 6169 State Highway 22 E, Hillsboro #111186</p>	\$18,180.12
19	T013-21	Hill Co v Ida Thomas	<p>Part of Lots 121 & 122, George Addn, assessed as Lots 121B and 122B, George Addn, (V407/P166), 314 Davis St, Hillsboro, #104543</p>	\$1,940.00
20	T021-21	Hill Co v Elizabeth Ann Markum	<p>A Manufactured Home ONLY, Label #NTA1783266, Serial #BEL007927TX, located on 2.00 acres, James Dallas Surv, 4300 FM 3370, Aquilla, #396870</p> <p>WITHDRAWN</p>	\$3,325.00
21	T063-21	Hill Co v Howard Lambert	<p>Lot 9, Clark's Addn No. 2, (V413/P504), 503 S College St, Itasca, #119393</p>	\$10,131.28
22			<p>22.80 Acres, M. Vega Surv, Abstract 924, assessed on tax rolls as Tracts 6 & 6A AND 23.72 Acres G. V. Petty Surv, Abstract 728, assessed as Tracts 3 & 4, (V1984/P520 OPR), (off) HCR 1307, Hillsboro & #111414 (V1984/P520 OPR) 323 HCR 1307, Hillsboro #110757</p> <p>WITHDRAWN</p>	\$14,267.69
23	T067-21	Hillsboro ISD v Roslyn Janice Bryant	<p>Part of Lots 17 & 18, Abney Addn, assessed as Lots 17A & 18A, Abney Addn, (V630/P99), 300 Sycamore St, Hillsboro, #102754</p> <p>WITHDRAWN</p>	\$1,792.31

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
24			Lot 11, Block 61, McMullen Addn, Lots 26A & 26B, Block 62, McMullen Addn, and Lot 27B, Block 62, McMullen Addn (V1421/P753 OPR; V1421/P753 OPR; and V1421/P753), 210 & 319 Corsicana Highway, Hillsboro, #114052; #146666, #114072 and #114073 WITHDRAWN	\$2,226.12
25	T080-21	Hill Co v Christopher Russell Peyton	Lot 11, Block 5, Country Club Estates Subd, (V1998/P689 OPR), 101 Old Brandon Rd, Hillsboro, #112035	\$10,964.06
26	T091-21	Hillsboro ISD v Enrique Ontiveros Lopez	Part of Lot 14, Block 5, Tres Vidas Ranch Addn, being 10.321 acres (V1688/P598, OPR), #111733 WITHDRAWN	\$2,653.50
27	T146-21	Hill Co v Bill Vaught	Part of Lots 6 & 7, Block 35, Original Town of Hubbard, (V1827/P444 OPR), 300 North Live Oak Avenue, Hubbard #117257	\$10,241.03
28	T151-21	Hill Co v David Paul Wood	10.00 acres E. Carroll Surv, Abstract 133, assessed as Tracts 10 & 10A & a manufactured home (no label #), (V675/P537), 831 HCR 1313, Hillsboro, #100178	\$8,108.30
29	T167-21	Hill Co v Ben Hopkins	Part of Lots 9 & 10, Warren Addn, assessed as Lots 9A & 10A, Warren Addn, (V2057/P623 OPR), 425 Craig St, Hillsboro, #101142	\$12,852.34
30	T187-21	Hill Co v F. C. Thompson	2.00 acres Benjamin F. Low Surv, Abstract 525, (V1/P628), Hubbard, #104572	\$18,270.00