

**DELINQUENT TAX SALE - HILL COUNTY APPRAISAL DISTRICT AND THE COUNTY OF HILL, TEXAS,
HILL COUNTY, TEXAS
July 5, 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. 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. 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 under Tax Sales.

PROPERTIES TO BE SOLD ON JULY 5, 2023:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	T055-20	Blum ISD v Nena Patton, et al	LD & Dutch Gray Unit, W#1-H91256019-000, Bluestone NATU/NEWARK, East (Block #) AB 215, Thomas Co St., AC 276.0600 (V1847/P780, OPR), #3422	\$10,986.27
2	T075-21	Hill County v Louis Ponder, et al	Lot 9, Section A, Country Village Addn, assessed on tax rolls as Lot 9, Block #1 & Manufactured Home, Label #TEX0282071, Serial #18540486T #18577429, R 911 Dece St, Whitney, #130968/449832	\$3,238.27
3	T100-21	Hill County v Sam Brackens	Lot 7, Block 73, Original Town Hubbard (V761/P435), 802 SW Second St, Hubbard #102103	\$7,213.73
4	T102-21	Hill County v Corey Adam Brown	Lot 10, Block 4, Cunningham Addn (V1962/P551, OPR), 509 Cunningham St, Hillsboro, #112314	\$6,111.87
5	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 & Manufactured Home, Label #NTA0844131/132, Serial #DSD4AL26113A/B (V987/P315, OPR), 109 Duncan St, Hillsboro, #112363	\$4,123.87
6	T062-22	Hill County v William Robert Martin, et al	Part of Lots 1 & 2, Block 28, Browder Addn, assessed on tax rolls as Lots 1B & 2A, Block 28 (V224/P552 SAVE AND EXCEPT V339/P336 & V353/P613), E South St, Itasca #101350	\$900.00
7	T078-22	Hill County v Norman Wayne Whitfield, et al	Lot 10, Block 1, Country Village Addn (V917/P28, OPR), 917 Dece St, Whitney, #130969	\$8,686.17
8	T079-22	Hill County v Gerald W. Kinard, et al	Lot 3, Sowell Addn (V707/P631), 605 E Walnut St, Hillsboro, #114605	\$7,812.89
9	T087-22	Hill County v Ellis Green, et al	Part of Lot 2, J. Carothers Survey, Abstract 148, assessed on tax rolls as Lot 2A, Tract 1 (V86/P329), 105 Anderson St, Hillsboro, #104818	\$4,070.00
10	T123-22	Hill County v Christine B. Harper, et al	Lot 122, Live Oak Resort Addn (V476/P51), 523 Live Oak Loop, Whitney, #128919	\$22,730.22
11	T143-22	Hill County v Mirella Gallardo, et al	Tract 2, J. Hanley Survey, Abstract 403, assessed on tax rolls as Lot 2 (V88/P13, OPR), 905 E Franklin St, Hillsboro, #113337	\$11,372.75
12	T148-22	Hill County v Javier Gaspar Munoz, et al	Part of Lot 104, Craig Addn, assessed on tax rolls as Lot 104C (V1620/P27, OPR), 506 E Elm St, Hillsboro, #112280	\$2,397.59
13	T177-22	Hill County v Richie Houston Martin, Jr	0.40 Acre, more or less, William Quirk Survey, Abstract 747, assessed on tax rolls as Tract 74A (V2137/P19, OPR), 1452 FM 309, Hillsboro, #110898	\$5,966.91
14	T185-22	Hill County v Juan Almanza, et al	Part of Lot C-22, Tres Vidas Subdivision, assessed on tax rolls as Lot 22A-1, Block C, 1.00 Acre, more or less (V1884/P765, OPR), 232 Private Road 482, Hillsboro, #394913	\$8,160.59
15	T191-22	Hill County v Miguel Angel Ocana Perez, et al	Lot 3, John R. Murtha Addn (V1758/P526, OPR), 929 E Elm St, Hillsboro, #113141	\$3,914.88