

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

January 3, 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.

PROPERTIES TO BE SOLD ON JANUARY 3, 2023:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	T187-17	Bynum ISD v Robert Lynn Heard, et al	Lots 7 & 8, Block 4, Alex McCommas Addn, Part 4 (V1033/P222), 509 White, Bynum, #102040	\$9,640.76
			Lots 20 & 21, Block 3, Alex McCommas Addn (V1146/P141), White Ave, Bynum, #122711	\$1,387.89
2	T188-18	Hill County v Bettye Shelley Ryno, et al	Lot 3, Block 4, Hicks Addn (V670/P75), 208 S Brazos Street, Whitney, #106936	\$11,122.98
3	T245-18	Itasca ISD v Christopher Gatica, et al	0.1515 Acre, more or less, of Abstract 403, Jesse A. Hanley Survey (V841/P159), 811 Jefferson Street, Hillsboro, #100246	\$12,766.48
4	T265-18	Hillsboro ISD v J. W. Waggoner, et al	Being part of Lots 17 & 26, McMullen Addn, assessed on tax rolls as Lot 6, Block 17 & Lot 9, Block 26 (V1487/P466), E Elm Street, Hillsboro, #113886	\$3,771.94
			Part of Lot 17, McMullen Addn, assessed on tax rolls as Lot 3B, Block 17 (V1481/P617), E Elm Street, Hillsboro, #113884	\$2,396.75
5	T073-19	Blum ISD v Jane C. Marr	Turner Thelma Jean, W#1-H, 91251430-000, Devon Energy, P/Newark, East Barnett, AB 432, Hope R Sur, ACS 554.6000, #386369	\$2,543.40
			Watson, W#1-H, 91248997-000, Bluestone NATU/Newark, East Barnett, AB 258, Evit TS, T F Sur, ACS 645.4000, #386268	\$1,330.00
6	T182-19	Hillsboro ISD v Ethel McGruder	Part of Lot 65, McMullen Addn, assessed on the tax rolls as Lot A, Block 65 (V810/P45), 410 S Church Street, Hillsboro, #114106	\$2,459.23
7	T071-20	Hill County v Norman Baker	Part of Lot 30, Abney Addn, assessed on the tax rolls as Lot 30B (V1965/P677), 207 Francis St, Hillsboro, #111837	\$7,575.91
			Part of Lot 8, Vineyard Addn, assessed on the tax rolls as Lot 8B (V1965/P677), 98 Vineyard Ave, Hillsboro, #115132	\$5,717.47
8	T006-21	Hill County v Marilyn Quintana	Part of Lot 74, Parks Addn, assessed on tax rolls as Lot 74B (V1750/P504), 800 Park Dr, Hillsboro, #100331	\$4,592.86
9	T017-21	Hill County v James Edward McKinney, Sr., et al	Lot 4, Block 91, Original Townsite City of Hubbard (V574/P578), 107 SW Second St, Hubbard, #103149	\$7,177.19
			Lot 15, Block 80, Original Townsite City of Hubbard (V436/P601), 102 SW Second Street, Hubbard, #117483	\$1,471.47
10	T048-21	Hill County v Truett S. Worrell	Part of Lot 6, Block 76, Original Town Hubbard, assessed on the tax rolls as Lot 6B, Block 76 (V932/P423 & V1885/P822), 504 SW Second Street, #394961	\$2,620.00
11	T128-21	Hill County v Dellie Whitehead, et al	Part of Lots 1 & 2, Block 38, Browder Addn, assessed on tax rolls as Lots 1C & 2C, Block 38 (V194/P390), S Aquilla St, Itasca, #119370	\$2,069.55
12	T191-21	Hill County v Jose Herrera, et al	Lots 5 & 6, Block 4, Miller Addn (V1043/P809 & V1335/P591), 425 Mount Calm St, Penelope, #124910	\$6,097.70
13	T192-21	Hill County v David Lee Watson	Part of Lot 8, Block 71, Original Town Hubbard, assessed on tax rolls as Lot 8A, Block 71 (V1907/P771), 105 N Cedar Avenue, Hubbard, #106996	\$9,694.62
14	T022-22	Itasca ISD v James W. Coffin, et al	0.124 Acre, more or less, Abstract 779 of the Arthur Renshaw Survey, Tract 19A (Third Tract in V430/P153 Save & Except V358/P607), 807 East Adams St, Itasca, #390494	\$2,774.92
15	T031-22	Hill County v Sergio Monroy Trejo, et al	Part of Lot 8, Block 14, Harris Addn & part of Alley, assessed on tax rolls as Lot 8B, Block 14 (V1805/P534), 312 Duncan St, Hillsboro, #112821	\$2,686.45
16	T035-22	Hill County v Kevin Morales	Lot 3, Block 11, Original Town Whitney (V1984/P482), 203 N Guadalupe St, #131396	\$8,283.23
17	T047-22	Hill County v Emma Johnson Brackens, et al	Lot 3, Block 101, Original Townsite Hubbard (Plat V41/P14), 805 SW Third St, Hubbard, #117538	\$3,920.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
18	T061-22	Hill County v Patricio Saldierna, et al	Lot 12, Green Acres Addn (V655/P588), 810 Weave St, Itasca, #101104	\$6,728.97
19	T080-22	Hill County v Cap Allen, et al	West half of Lot 26, Buck Addn (V118/P18), Matthew Street, Hillsboro, #102694	\$1,810.00
			Part of Lot 26, Buck Addn, assessed on tax rolls as Lot 26B, (V34/P108), Matthew Street, Hillsboro, #396153	\$1,973.08
20	T106-22	Hill County v Hugh McMullen, et al	Lot 20, Block 62, J. A. Caruthers Survey, Abstract 148, a portion of the McMullen Addn (an unrecorded subdivision), (V1131/P583), Corsicana Highway, Hillsboro, #114070	\$6,800.00
			Lot 19, Block 62, J. A. Caruthers Survey, Abstract 148, a portion of the McMullen Addn, (an unrecorded subdivision), (V1131/P583), Hillsboro, #104848	\$6,580.00
21	T107-22	Hillsboro ISD v Charles Davis et al	Lot B, Block 66, McMullen Addn, as assessed on the tax rolls, being Part of Lot 66 (V671/P10), 103 Vineyard Ave, Hillsboro, #107339	\$15,488.05