

DELINQUENT TAX SALE
HILL COUNTY APPRAISAL DISTRICT, THE COUNTY OF HILL, TEXAS AND THE CITY OF ITASCA, TEXAS
HILL COUNTY, TEXAS

February 6, 2018 at 10:00 A.M.
Hill County Courthouse Steps; Hillsboro, Texas

GENERAL INFORMATION REGARDING THE TAX SALE

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 and will be sold for cash 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 amount of the opening bid is set out beside each tract. The bidding must start at that figure or higher and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year.
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.

If you have any questions, you may contact our office in Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON FEBRUARY 6, 2018:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	11389A	Hillsboro ISD v Dorothy Marie Hearn	Lot 2A out of A-148, J Carothers Surv, Tract 1, and a manufactured home 28' x 51', Label #TEX0384501/02, Serial #KBTXSNA86441249 (V530, P649) 103 Anderson St, #113210 WITHDRAWN	\$5,107.60
2	11646A	Hillsboro ISD v Dorothy H. Jackson	Part of Lot 5, Vineyard Addn, assessed on the tax rolls as Lot 5B, Vineyard Addn (V883/P557, OPR) 99 Vineyard, #115128 NO BID	\$16,465.35
3	11672A Hubbard ISD v Henry Cosey		Part of Lots 7 & 8, Blk 77, O.T., assessed on the tax rolls as Lots 7A & 8, Blk 77, O. T. (V506/P1027) 106 S. Maple, Hubbard, #100998 WITHDRAWN	\$8,681.52
4			Lots 40 & 41, Edgewood Addn (V1087/P83, OPR) 301 N. Miller, Hubbard, #134422 NO BID	\$6,896.48
5	11837A	Co Hill v Robert C. Hill	Lots 260 & 261, Lake Whitney Estates (V881/P395, OPR) 120 Scenic Dr, Whitney, #128405, #128406 NO BID	\$5,000.00
6	12093A & T077-17	Hubbard ISD v A.M. Wren & Hubbard ISD v Windell L. Wren	Part of Lots 5 & 6, Blk 113, O. T., assessed on the tax rolls as Lots 5B & 6B, Blk 113, O. T. (V156, P804 & V156/P804, 407 S Live Oak Ave, Hubbard, #117562 NO BID	\$7,000.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
7	12103A Co Hill v Flatiron White Bluff, N.P.L, L.L.C.		0.257 Acre, more or less, being Lot 54, White Bluff #24, Hill County, Texas (Volume 1836, Page 215, of the OPR, Hill County, Texas), 24054 Stonewood Dr, Whitney, Texas, #145927 SOLD	\$6,693.17
8			Lot 75, White Bluff #24 (V1841/P114, OPR) 24075 Springwood Ln, Whitney, #145948 SOLD	\$10,987.46
9			Lot 3, White Bluff #41 (V1841/P139, OPR) Flagstone Cir, Whitney, #155926 SOLD	\$9,955.48
10			Lot 762, White Bluff #1 (V1836/P250, OPR) 1762 Highland Dr, Whitney, #139025 SOLD	\$5,219.50
11			Lot 761, White Bluff #1 (V1836/P260, OPR,) #139024 SOLD	\$5,092.27
12			Lot 36, White Bluff #38 (V1836/P230, OPR) #149809 WITHDRAWN	\$2,935.67
13			Lot 85, White Bluff #10 (V1836/P210, OPR) 10085 Crestridge Dr, Whitney, #142204 SOLD	\$3,708.65
14			Lot 135, White Bluff #19 (V1836/P265, OPR) 19135 White Bluff Dr, Whitney, #144510 SOLD	\$5,633.03
15			Lot 26, White Bluff #34 (V1841/P99, OPR) 34026 Stonewood Dr, Whitney, #149467 SOLD	\$4,763.27
16			Lot 18, White Bluff #34 (V1841/P149, OPR) 34018 Stonewood Dr, Whitney, #149459 WITHDRAWN	\$1,739.69

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
17			Lot 66, White Bluff #33 (V1841/P119, OPR) Woodcrest Dr, Whitney, #149437 SOLD	\$4,510.00
18			Lot 116, White Bluff #19 (V1836/P225, OPR) 19116 White Bluff Dr, #144491 SOLD	\$4,995.58
19			Lot 157, White Bluff #17 (V1841/P109, OPR) 157 Woodway Court, Whitney, #144173 SOLD	\$4,605.09
20			Lot 446, White Bluff #1 (V1841/P94, OPR) 1446 Lakeside Trail, Whitney, #138700 SOLD	\$5,530.09
21			Lot 31, White Bluff #30 (V1836/P245, OPR) 30031 Woodcrest Dr, Whitney, #147515 WITHDRAWN	\$1,685.28
22			Lot 29, White Bluff #30 (V1836/P270, OPR) 30029 Woodcrest Dr, Whitney, #147513 SOLD	\$3,960.00
23			Lot 74, White Bluff #30 (V1841/P144, OPR) 30074 Woodcrest Dr, Whitney, #147558 WITHDRAWN	\$2,190.07
24			Lot 44, White Bluff #34 (V1836/P255, OPR) 34044 Stonewood Dr, Whitney, #149485 SOLD	\$4,097.32
25			Lot 73, White Bluff #30 (V1836/P220, OPR) 30073 Woodcrest Dr, Whitney, #147557 SOLD	\$3,774.45
26			Lot 50, White Bluff #30 (V1836/P235, OPR) 30050 Woodcrest Dr & Southmoor Trail, Whitney, #147534 SOLD	\$3,614.24

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
27			Lot 151, White Bluff #22 (V1841/P129, OPR) 22151 Stanwood Dr, Whitney, #144822 SOLD	\$2,952.54
28			Lot 4, White Bluff #5 (V1841/P134, OPR) 5004 Horseshoe Dr W, Whitney, #140580 SOLD	\$2,444.53
29			0.264 Acre, Lot 64, White Bluff #19 (V1837/P793, OPR) 19064 White Bluff Dr, #144439 SOLD	\$3,233.63
30	12121A	City of Whitney, Texas v Chris Nelson	Lots 3, 4 & 5, Blk 43, O. T. (V1294/P30, OPR) 509 N Guadalupe St, Whitney, #131534 WITHDRAWN	\$10,085.98
31	12132A	Co Hill v Laura Ward	a Manufactured Home, 28' x 48', Stonebrook, Redman Homes, Label #PFS0559449/50, Serial #12329033A/B, located on Lot 483, Lake Whitney Estates, 202 Cherry Road, Whitney, #353904 NO BID	\$8647.47
32	12204A	Co Hill v Robert H. Barron, II	1.733 ac, more or less, A-556, M Madrigal Surv, Tract 36A-2A (V1571/P285, OPR) 952 SH 22, Whitney, #355104 WITHDRAWN	\$10,739.55

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
33	12229A	Hillsboro ISD v Allen Hodge	Lot 44A, assessed as East half of Lot 44, Buck Addn, and a manufactured home Label #TEX0240182/83, Serial # 4338525811A/B (V305/P363) 215 Mark St, Hillsboro, #102154, and Lot 45, Buck Addn (V329/P142) Locust St, Hillsboro, #102155 WITHDRAWN	\$8,330.00
34	12275A	Hubbard ISD v Kenneth Wiles	5.001 ac, more or less, A-850, D Self Surv, Tract 1A (V1128/P683, OPR) HCR 3369/PR 337, Hubbard, #351515 SOLD	\$4,933.33
35	T005-17	Hubbard ISD v Joshua Ralph Couch	South half of Lot 5, Blk 33, O. T. (V1362/P47, OPR) 501 NE 3rd St, Hubbard, T #102225 NO BID	\$7,629.78
36	T006-17	Hubbard ISD v Ricardo Javier	Lot 34, Holly Hill Addn (V518/P611 & V520/P462) N Powell Dr, Hubbard, #102379 WITHDRAWN	\$2,680.00
37	T010-17	Covington ISD v Edwin Y. Cruz	WINTERMAN UNIT, W#1-H, 91217795, DEVON ENERGY P/NEWARK, EAST (BARNETT AB 114 & 752 CAROTHERS MARY&RENOLDS L, ACS 704.0000, (V1626/P637, OPR) #382787 SOLD	\$3,814.93
38	T027-17	Hubbard ISD v Floyd Moore	Lot 5, Blk 92, O. T. (V67/P383) SW Third St & Cactus Ave, Hubbard, #103321 NO BID	\$1,890.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
39	T028-17	Hubbard ISD v Orville W. Maddox	Lot 3A, Blk 71, O. T. aka North 70' of Lot 3, Blk 71, O. T. (V1722/P85, OPR & V831/P417, DR) 705 NW Second St, Hubbard, #117445 SOLD	\$7,014.93
40	T055-17	Itasca ISD v Wanda L. Smith	Lot 2, Blk 6, O. T. (V511/P207) 107 North St, Itasca, #119472 NO BID	\$9,572.28
41	T062-17	Covington ISD v Thomas David Cook, Sr.	All of Lot 6 & part of Lot 7B, O. T. (V811/P321, OPR) 105 South Barron St, Covington, #103885 WITHDRAWN	\$8,907.38
42	T065-17	Covington ISD v Karen E. Kvam	2.05 ac, more or less, A-555, J. McCarter Surv, Tract 16, Lot 40 (V793/P1) Covington, #143253 WITHDRAWN	\$1,910.00
43	T073-17	Mt. Calm ISD v Paul E. Kris	Being all of Lot 6, and fractional of Lot 5, Blk 21, Nickles & Oates Addn and also fractional of Lot 5, Blk 21, O. T. (V632/P117) 118 NE 3rd St, Mount Calm, #102670 WITHDRAWN	\$5,291.78
44	T076-17	Co Hill v William E. Watkins, III	Lot 39, White Bluff #22 (V958/P634, OPR) 22039 Raintree Ct, Whitney, #144710 NO BID	\$9,629.23
45	T078-17	Itasca ISD v Matthew Stephen Slay	8.00 ac, more or less, A-779, A. Renshaw Surv, Tract 69 (V310/P359) Milford Rd, Itasca, #118753 WITHDRAWN	\$2,349.22

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
46	T092-17	Blum ISD v Joseph Glod	1.39 ac, more or less, A-565, Wm. McDonald Surv, Tract 4D, and a Manufactured Home, Label #NTA0636208 (V944/P301 S&D V1828/P136, OPR) 1318 HCR 1212, Blum, #155416 WITHDRAWN	\$6,166.22
47	T112-17 Bynum ISD v Adam Vandiver		100.25 ac, more or less, A-524, L.K. Lee Surv, Tracts 1 & 1A (V1051/P719, OPR,) FM 1946/HCR 3450, Bynum, #122084 WITHDRAWN	\$8,846.02
48			136.00 acs, more or less, A-524, L.K. Lee Surv, Tract 2 (V1051/P719, OPR) FM 1946, Bynum, #122085 WITHDRAWN	\$10,802.70
<p><u>RESALES</u></p> <p><u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW</u></p> <p><u>ARE OFFERED</u></p> <p><u>FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></p>				
49	12193A	Hillsboro ISD v Ysaías Villarreal	Lots 84, 85A & 86B, George Addn (V896/P63, OPR) 107 Carter St, #103695 (Bid in Trust 11/7/2017) NO BID	\$2,610.00
50	12202A	Hubbard ISD v Edward Barree	Lot 5, Blk 95, OT (V312/P627) 506 SW Third St, #100275 (Bid in Trust 11/7/2017) NO BID	\$1,890.00
51	12215A	Hillsboro ISD v Tishie McIntosh	Lot 11, Blk 63, McMullen Addn (V347/P499) 314 S Church St, #107334 (Bid in Trust 11/7/2017) SOLD	\$2,480.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
52	12222A	Hillsboro ISD v T.A. Anderson	Lot 3A, Tract 1, A148, J Carothers Surv (V323/P60) 107 4th St, #100103 (Bid in Trust 11/7/2017) NO BID	\$2,480.00
53	12223A	Hubbard ISD v Charles B. Goodlow	Lot 2, Blk 1, Deshay Addn (V372/P185) SW Fourth St, #117040 (Bid in Trust 11/7/2017) NO BID	\$630.00
54	T051-17	Hillsboro ISD v Elmer Roy Hicks	Lot 86B, Parks Addn and being part of Lot 106, McKenzie Addn (V1026/P801, OPR) 801 E Walnut St, #114328 (Bid in Trust 11/7/2017) SOLD	\$4,944.81
55	11782A	Hillsboro ISD v Felix Carter, Jr.	Lot 9, Blk 60, McMullen Addn (V710/P209 S&E V1122/P287) 407 Peabody, #103868 (Bid in Trust 2/7/2017) SOLD	\$500.00
56	12074A	Hillsboro ISD v Jimmie Lee Taylor	Lot 13, Blk 67, Mc Mullen Addn, Hill County, Texas and a manufactured home, label # DLS0035577, Serial # LVT52433 (Volume 595, Page 488, Deed Records, Hill County, Texas), 111 Sycamore St, #104504 (Bid in Trust 2/7/2017) WITHDRAWN	\$6,020.00
57	8506A	City of Hubbard v Est of John Cooper	Lot 4, Blk 107, O.T. (V1067/P604) S Bois D'Arc Ave, #100963 (Bid in Trust 5/2/2000) NO BID	\$500.00
58	10488A	Hillsboro ISD v Sie McGrew	Lot 5, Blk 97, O.T. (V315/P150) SW 3rd St & S Mesquite Ave, #117534 (Bid in Trust 11/6/2012) NO BID	500.00

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59	11224A	Hubbard ISD v Elmer Joyce Davis AKA Elmir Davis	Lot 2, Blk 117, O.T. (V405/P89) 203 SW 4 th St, #101136 (Bid in Trust 11/6/2012) NO BID	\$500.00
60	11227A	Hillsboro ISD, v Clara L. Polk	Lot 49, A148, J. Carothers Surv, Tr 30 (V420/P299) #103705 (Bid in Trust 2/4/2014) NO BID	\$500.00
61	11496A Hubbard ISD v Albert Hunt		Lot 22, Hunt Addn, (V357/P10) #102268 (Bid in Trust 8/5/2014) NO BID	\$500.00
62			Lot 20, Hunt Addn (V162/P78) Acct #102267 (Bid in Trust 8/5/2014) NO BID	\$500.00
63	11285A	Hubbard ISD v Joe Johnson	Lot 7A, Blk 92, OT (V1220/P123 OPR) #107014 (Bid in Trust 4/2/2013) NO BID	\$500.00
64	12079A	Hubbard ISD v Mildred Roemer	Lots 6B & 7B, Blk 52, O.T. (V667/P28) NW 2nd & N Bois D Arc Ave, #117344 (Bid in Trust 8/2/2016) SOLD	\$500.00
65	12221A	Hillsboro ISD v D. E. Fennell	A-18, J. L. Austin Surv, Tract 9, Lot 4 (V307/P368) 327 Dexter St, #137055 (Bid in Trust 8/1/2017) SOLD	\$2,400.00
66	12273A	Hillsboro ISD v A. W. Hilliard	Lot 1, Blk 67, McMullen Addn (V182/P185) Brown St, #102126 (Bid in Trust 8/1/2017) SOLD	\$750.00