

**DELINQUENT TAX SALE
HILL COUNTY APPRAISAL DISTRICT, THE COUNTY OF HILL, TEXAS, THE CITY OF ITASCA, TEXAS, HILLSBORO
INDEPENDENT SCHOOL DISTRICT AND CITY OF HILLSBORO
HILL COUNTY, TEXAS**

**August 2, 2016 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.
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 below each tract, and 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 AUGUST 2, 2016:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	10712A	Hillsboro ISD v J.C. Riggs aka James Charles Riggs	Part of Lot 67, McMullen Addn, assessed on the tax rolls as Lot 15, Blk 67, McMullen Addn (V394/P593 & V368/P565) 117 Sycamore St, Hillsboro, #103902	\$4,000.00
WITHDRAWN				
2	10905A	Hillsboro ISD v Willie D. Williams	Tract 7, Hanley Subd, being 0.599 ac, more or less, A403 (V1500/P429 OPR) #113432	4,781.00
WITHDRAWN				
3	11285A	Hubbard ISD v Joe Johnson	.69 ac, more or less, A36, N Berkley Surv (V1075/P392 OPR) N 8th St, Hubbard, #101075	\$4,466.52
WITHDRAWN				
4	11365A	Hill CAD v Robernette Johnson Kelley	part of the J.A. Caruthers Surv, assessed on the Tax Roll as Lots 10 & 11, Blk 60, McMullen Addn (V404/P17) 411 Peabody, Hillsboro, #114036	\$3,000.00
WITHDRAWN				
5	11413A	Abbott ISD v Barton J. Perry	1.26 ac, more or less, A175, J Cox Surv, Tr 10A (V1439/P207OPR) 546 HCR 3110 N, Abbott, #114050	\$8,802.54
WITHDRAWN				
6			A Manufactured Home Only, Lab #TEX0353672/73, Ser #M13TEX3306A/B, 26'x42', Sunrizon-Columbia, located on A406, C Harris Surv, Tr 1A, #351842	\$3,324.82
WITHDRAWN				

7	11572A	Itasca ISD v Jerry F. Culbertson	70.24 ac, more or less, A569, Wm McDonald Surv, Tr 1D (V693/P199) #134501	\$2,553.99
WITHDRAWN				
8	11622A	Bynum ISD v Paul Villarreal	11.961 ac, more or less, A632, J McGee Surv, Tr 2C (V849/P392 OPR) 7247 Hwy 22, #145576	\$6,390.26
WITHDRAWN				
9	11632A	Covington ISD v Jerry Vowell	A Manufactured Home Only, 28'x52', Skyline, Lab #LOU0039994/5, located on Lot 22D, Blk A, Covington Acres, 116 PR 143/HCR 1433, Covington, #148935	#7,437.01
WITHDRAWN				
10	11646A	Hillsboro ISD v Dorothy H. Jackson	East 60' of Lot 31, Buck Addn, assessed on the tax rolls as Lot 31A, Buck Addn (V1661/P358) 310 Matthew St, Hillsboro, #104068; West 40' of Lot 31 & East 20' of Lot 32, Buck Addn, assessed on the tax rolls as Lots 31B & 32B, Buck Addn (V435/P227) 306 Matthew St, Hillsboro, #102339	\$7,292.06
WITHDRAWN				
11			Lot 41, Buck Addn (V1496/P474 OPR) Mark St, Hillsboro, #102159; West 1/2 of Lot 42, Buck Addn, assessed as Lot 42B, Buck Addn (V972/P195 OPR) Mark St, Hillsboro, #111926	\$2,770.00
WITHDRAWN				
12			Part of Lot 5, Vineyard Addn, assessed on the tax rolls as Lot 5A, Vineyard Addn (V796/P1 OPR) 338 S. Church St, Hillsboro, #115127	\$6,579.00
WITHDRAWN				
13			Part of Lot 5, Vineyard Addn, assessed on the tax rolls as Lot 5B, Vineyard Addn (V883/P557 OPR) 99 Vineyard, Hillsboro, #115128	\$11,547.15
WITHDRAWN				

14	11696A	Hubbard ISD v Paul Evans	A Manufactured Home Only, Crest Ridge, 16'x80', Ser #CRHTX269368000649, Lab #TEX0481738, located on Lots 1 & 2, Blk 3, City Park Addn, 506 NE 7th St, Hubbard, #352790	\$5,230.00
WITHDRAWN				
15	11786A	Hillsboro ISD v Lillian Rae Riggs	South 115' of Lot 4, Blk 66, McMullen Addn (V1326/P424) 215 Vineyard Ave, Hillsboro, #103800	\$5,175.00
SOLD \$5,175.00				
16	11799A	Hubbard ISD v Tetanner Sample	Lot 8A, Blk 53, OT (V1162/P313 OPR) 107 NE 2nd St, Hubbard, #117356	\$3,774.79
WITHDRAWN				
17	11818A	Hillsboro ISD v Leon B. Crosby, Sr.	Part of Lot 65, McMullen Addn, assessed on the tax rolls as Lot B, Blk 65, McMullen Addn (V1706/P349 OPR) 412 S Church, Hillsboro, #111107	\$6,402.53
WITHDRAWN				
18	11819A	Hillsboro ISD v Jesus Zuniga Cardenas	Part of Lot 7, Blk 3, Duncan Addn, assessed on the tax rolls as Lot 7A, Blk 3, Duncan Addn, (V1192/P578 OPR) 215 Duncan, Hillsboro, #112384	\$5,883.05
WITHDRAWN				
19	11820A	Hillsboro ISD v Charles Ray Williams	West half of Lot 48, Buck Addn, assessed on the tax rolls as Lot 48B, Buck Addn (V1246/P389 OPR) 307 Mark, Hillsboro, #103238	\$6,594.73
WITHDRAWN				

20	11838A	Co Hill v Anita Conant	Part of Lot 136, Lake Edge Harbor Subd, assessed on the tax rolls as Lot 136B, Lake Edge Harbor Addn (V591/P838) 110 Choctaw Trail, Whitney, #127751	\$14,280.32
WITHDRAWN				
21	11855A	Itasca ISD v Vickie Gossett Green	Part of Lots 5 & 6, Files and Chiles Addn, assessed as Lots 5B & 6B, Blk 6, Files and Chiles Addn (V1240/P681 OPR S&E V1619/P10 OPR) 801 E Adams, Itasca, #119421	\$13,335.15
WITHDRAWN				
22	11903A	Hillsboro ISD v Nathaniel Calhoun, Jr.	Tract #1-10, Tres Vidas Ranch Subd, (V1222/P412 OPR) PR 484, Hillsboro, #111757	\$4,768.04
SOLD \$9,600.00				
23	11911A	Hillsboro ISD v Christopher Montes	Lots 1, 2 & 3, Blk 1, Casa Linda Subdn (V1672/P499 OPR) 113 Linda Vesta Rd, Hillsboro, #109623	\$4,675.82
WITHDRAWN				
24			Lots 4, 5, 6, 13, 14 & 15, Blk 2, Casa Linda Subd (V1672/P499) Linda Vesta, Hillsboro, #377666	\$2,220.54
WITHDRAWN				
25			Lots 3 & 4, Blk 4, Casa Linda Subd (V1672/P499 OPR) Buenos, Hillsboro, #109629	\$1,564.15
WITHDRAWN				
26			Lots 1, 2 & 3A, Blk 5, Casa Linda Subd (V1672/P499 OPR) Buenos, Hillsboro, #109630	\$1,554.18
WITHDRAWN				
27	11926A	Hillsboro Independent School District v Regina Hicks	Abstract 148, J. Carothers Surv, Tr 7, Lot 32 (V1014/P517) 425 John, Hillsboro, #105751	\$3,075.72
WITHDRAWN				

28	11931A	Hubbard ISD v Esteban Chavez	Lot 5, Blk 57, OT (V1084/P76 OPR) 501 NE 2nd St, Hubbard, #106987	\$7,118.24
WITHDRAWN				
29	11956A	Co Hill v John D. Cole	Lots 11 & 12, Lakeside Hills Annex Subd, Lake Whitney (V892/P505) 135 Live Oak Rd, Whitney, #128104	\$4,285.16
WITHDRAWN				
30	11973A	Co Hill v Tamera Cole	Lots 455 & 456, Live Oak Resort (V1722/P683) 11th St, Whitney, #129084; Lot 439, Live Oak Resort, Live Oak Loop, Whitney, #129073; Lot 440, Live Oak Resort, 277 Live Oak Loop, Whitney, #129074	\$13,064.66
SOLD \$13,064.66				
31	11995A	Hillsboro ISD v Molly Properties, Inc.	0.592 ac, more or less, A972, H Weatherly Surv, Tr 7A (V1791/P224) 201 I-35, Hillsboro, #113749	\$11,959.02
WITHDRAWN				
32	12001A	Co of Hill, Texas v Joyce Ann Martin	Lots 607 & 608, Lake Whitney Estates, and a Manufactured Home, 14'x56', Lab #TEX0078078, Ser #12504350, plus another Mobile Home (V775/P263), Ash Ridge Dr, Whitney, #104653	\$1,958.06
SOLD \$1,958.06				
33	12003A	Itasca ISD v James Harris, Sr.	Lot 2, Blk 36, Browder Addn (V489/P947) 104 E Marion, Itasca, #119362	\$2,463.42
WITHDRAWN				

34	12005A	Mount Calm ISD v Myong C. Han	1.23 ac, more or less, A834, EL Smith Surv, Tr 1C, and a Manufactured Home, 14'x64', Lab #NTA1159781/782, Ser #1PTX10107ATX/BTX (V1580/P765 S&E V1645/P27) 1503 St Hwy 31, Mount Calm, #352814	\$6,991.70
SOLD \$19,000.00				
35	12006A	Mount Calm ISD v Floyd Daniels	2.967 ac, more or less, A707, R Patton Surv, Tr 5 & 6 (V493/P873) S 1st St, Mount Calm, #101112	\$7,091.98
WITHDRAWN				
36	12013A	Malone ISD v Virginia Manning	0.21 ac, more or less, A416, E Hall Surv, Tr 22 (V203/P319) Off N Elm St, Malone, #121626	\$950.00
WITHDRAWN				
37	12015A	Aquilla ISD v Jeffrey N. Morgan	0.79 ac, more or less, being Lot 23, Land between the Lakes (V1798/P822 OPR), HCR 2119, #353002	\$27,138.39
SOLD \$65,000.00				
38	12023A	Hillsboro ISD v Gary Don Gilcrease	a Manufactured Home, 12'x52', Woodlake, Lab #TEX0251140, located on A977, W Ward Surv, Tr 4, 271 HCR 2424, #148263	\$3,250.00
WITHDRAWN				
39	12032A	Hillsboro ISD v Benbrook Development, Inc.	3.63 ac, more or less, A380, P Hartgraves Surv, Tr 6 (V1107/P769 OPR) HCR 1458, #110354	\$8,175.96
SOLD \$8,175.96				
40	12061A	Hubbard ISD v Joe Charles Summers	Lot 5B, Blk 94, OT (V1719/P760) 207 S Locust Ave, Hubbard, #117522	\$4,570.12
SOLD \$5,000.00				

41	12076A	Hillsboro ISD v Naomi Cotton	East half of Lot 25, Quickenstedt Addn (V456/P249) #114425	\$7,212.64
WITHDRAWN				
42	12079A	Hubbard ISD v Mildred Roemer	Lots 6B & 7B, Blk 52, OT (V667/P28) NW 2nd & N Bois D Arc Ave, Hubbard, #117344	\$3,821.12
WITHDRAWN				
43	12084A	Hillsboro ISD v Jim Johnson	Lot 8, Blk 61, McMullen Addn (V144/P305) McDonald St, Hillsboro, Texas, #114049	\$2,900.00
WITHDRAWN				
44	12090A	Mount Calm ISD v W.L. Johnson	1.51 ac, more or less, A558, M. Mata Surv, Tr 39 (V246/P123, V92/P23 S&E V382/P165) Mt.	\$7,035.58
WITHDRAWN				
45	12091A	Hillsboro ISD v Leona Hill	Lot 1, Tr 2, A148, J Carothers Surv, being part of Lot 60, McMullen Addn (V379/P299) 203 Anderson, Hillsboro, #100526; Lot 2, Tr 2, A148, J Carothers Surv (V371/P390) #102116	\$5,820.00
WITHDRAWN				
<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 FOR SALE</u></p> <p><u>PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></p>				
46	11627A	Hillsboro ISD v Billy F. Morgan	Part of Lot 67, McMullen Addn and assessed on the tax rolls as Lot 19A, Blk 67, McMullen Addn (V1240/P132 OPR) 201 Madison, Hillsboro, #114117 (Bid in Trust 5/5/2015)	\$500.00
NO BID				

47	11232A	Hillsboro ISD v Vernon Uzell Baker	Part of Lot 30, Sweeney Addn, assessed on the tax rolls as Lot 30G, Sweeney Addn (V305/P15) 112 Sweeney, Hillsboro, #100214 (Bid in Trust 8/5/2014) NO BID	\$500.00
48	11035A	Hillsboro ISD v Oscar Isaac	50' x 145 & one-fifth' being part of Lot 29, Sweeney Addn, assessed on the Tax Rolls as Lot 29E, Sweeney Addn (V354/P223) McDonald St & Pine St, Hillsboro, Acct #100225 (Bid in Trust 4/3/2012) NO BID	\$500.00
49	10771A	Hillsboro ISD v Louis M. Hodge	Lot 29C-1, Sweeney Addn (V792/P773 OPR) 204 Pine, Hillsboro, Acct #143171 (Bid in Trust 11/2/2010) NO BID	\$500.00
50	10488A	Hillsboro ISD v Sie McGrew (In Rem Only)	Lot 5, Blk 97, O.T. (V315/P150) SW 3rd St & S Mesquite Ave, Hillsboro, Acct #117534 (Bid in Trust 11/6/2012) NO BID	\$500.00
51	10812A	Hillsboro ISD v Edward Clarence Greer	West ½ of Lot 26, Quickenstedt Addn (V679/P697) Brown Street, Hillsboro, Acct #101750 (Bid in Trust 11/6/2012) NO BID	\$700.00
52	11224A	Hubbard ISD et al v Elmer Joyce Davis AKA Elmir Davis	Lot 2, Blk 117, O.T. (V405/P89), 203 SW 4 th St, Hubbard, Acct #101136 (Bid in Trust 11/6/2012) NO BID	\$500.00
53			Lot 2, Blk 117, O.T. (V405/P89), 203 SW 4 th St, Hubbard, Acct #101136 (Bid in Trust 11/6/2012) DUPLICATE TO #52	\$500.00

54	10595A	City of Whitney v Melvin Gilmore	Lot 6, Gilmore Subd, being 60' x 100' known as Tract 6, SAVE AND EXCEPT that portion conveyed for the Hwy, assessed on the tax roll as Gilmore 6 Subd, (V408/P248 SAVE & EXCEPT V416/P530) Whitney, Acct #103031 (Bid in Trust 11/5/2013) NO BID	\$500.00
55	10685A	City of Whitney v Irine H. Williams	Lot 5, Blk 2, Wallace Addn (V370/P554) 706 West Railroad, Whitney, Acct #131330 (Bid in Trust 2/4/2014) SOLD \$500.00	\$500.00
56	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
57	11315A	Hillsboro ISD v John A. Shields	Part of Lots 5 & 6, Huffhines Addn, being assessed on the tax rolls as 5B-1 & 6C, Huffhines Addn (V670/P82 Save and Except V631/P10 & V582/P311 Deed Records & V1042/P403 OPR), East Walnut St, Hillsboro, Acct #134173 (Bid in Trust 2/4/2014) NO BID	\$500.00
58	11496A	Hubbard ISD v Albert Hunt	Lot 22, Hunt Addn, (V357/P10) Hubbard, Acct #102268 (Bid in Trust 8/5/2014) NO BID	\$500.00
59			Lot 20, Hunt Addn (V162/P78) Hubbard, Acct #102267 (Bid in Trust 8/5/2014) NO BID	\$500.00
60	11757A	Hillsboro ISD v Ollie P. McGill, Jr.	Lots 7B & 8B, Blk 56, McMullen Addn (V1156/P827) 210 Gooden, Hillsboro, Acct #107319 (Bid in Trust 11/3/2015) NO BID	\$500.00

61			Lot 3A, Blk 61, McMullen Addn (V1156/P824 OPR) 230 McDonald, Hillsboro, Acct #102507 (Bid in Trust 11/3/2015) NO BID	\$500.00
62			Lot 3B, Blk 61, McMullen Addn (V1136/P826 OPR) 232 McDonald, Hillsboro, Acct #114048 (Bid in Trust 11/3/2015) NO BID	\$500.00
63			Lot 30B, Sweeney Addn (V1136/P824 OPR) 222 3rd St, Hillsboro, Acct #105215 (Bid in Trust 11/3/2015) SOLD \$500.00	\$500.00
64	11808A	Hubbard ISD v Esterlene Hawkins	Lot 6, Blk 92, O. T. (V733/P817) 204 SW 3 rd St, Hubbard, Acct #117511 (Bid in Trust 11/3/2015) NO BID	\$500.00
65	11869A	Hillsboro ISD v Evelyn L. Graham	Lot 4B, Blk 2, Williamson Addn (V1647/P273 OPR) off Doyle St, Hillsboro, Acct #241168 (Bid in Trust 2/2/2016) WITHDRAWN	\$700.00
66			Lots 4 & 5, Blk 3, Williamson Addn (V1647/P273 OPR) off Doyle St, Hillsboro, Acct #241167 (Bid in Trust 2/2/2016) WITHDRAWN	\$700.00
67	11965A	Blum ISD v Stephen J. Gunn	Lot 1, Blk 24, O.T. (V1066/P114) E 6th St, Blum, Acct #102386 (Bid in Trust 2/2/2016) WITHDRAWN	\$800.00
68	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

69	11628A	Hillsboro ISD v Garry Robinson	Lot 25, A148, J. Carothers Surv, Tr 7 (V386/P203) 422 Luke, Hillsboro, #103940 (Bid in Trust 5/3/2016) SOLD \$800.00	\$800.00
70	11809A	Hillsboro ISD v Cleo Bunn	Part of Lot 61, McMullen Addn, assessed on the tax roll as Lot 29, Blk 61, McMullen Addn (V355/P558) 322 Peabody St, Hillsboro, #107328 (Bid in Trust 5/3/2016) NO BID	\$1,350.00
71	12001A	Co Hill v Joyce Ann Martin	Lots 609 & 610, Lake Whitney Estate (V775/P263) Ash Ridge Dr, #128598 (Bid in Trust 5/3/2016) SOLD \$900.00	\$900.00
72			Lots 139 & 140, Live Oak Resort (V775/P263) 113 2nd St, Whitney, #128927 (Bid in Trust 5/3/2016); Manufactured Home only, being 14'x52', Lab #0090970/971, Ser #KBTXSNA944572 located on Lots 139 & 140, Live Oak Resort, 113 2nd St, Whitney, #390705 (Bid in Trust 5/3/2016) SOLD \$2,200.00	\$1,656.32
73	12007A	Itasca ISD v Bethlehem Missionary Baptist Church	Lots 1D & 2D, Blk 29, Browder Addn (V1683/P197) South St, Itasca, #376582 (Bid in Trust 5/3/2016); Lot 2A, Blk 29, Browder Addn (V1683/P197) South St, Itasca, #376583 (Bid in Trust 5/3/2016) NO BID	\$1,700.00
74	12030A	Hillsboro ISD v Jack Gray	Lots 12 & 13, Tarlton Addn (V387/P454 & 455) 100 E Madison, Hillsboro, #101727 (Bid in Trust 5/3/2016) NO BID	\$2,000.00

75	12050A	Hillsboro ISD v D. L. Upchurch	Lot 2, Blk 6, Thompson Addn (V283/P174) 204 Morgan, Hillsboro #105013 (Bid in Trust 5/3/2016) NO BID	\$1,700.00
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