

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

August 1, 2017 at 10:00 A.M.
the 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 _____ . 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. 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. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
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.

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

PROPERTIES TO BE SOLD ON AUGUST 1, 2017:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	11646A	Hillsboro ISD v Dorothy H. Jackson	The E 60' of Lot 31, Buck Addn, assessed on the tax rolls as Lot 31A, Buck Addn (V1661/P358) 310 Matthew St, Hillsboro, #104068	1,110.00
2			The W 40' of Lot 31 and the E 20' of Lot 32, Buck Addn, assessed on the tax rolls as Lots 31B & 32B, Buck Addn (V435/P227) 306 Matthew St, Hillsboro, #102339	8,621.63
3			Lot 41, Buck Addn (V1496/P474 OPR) Mark St, Hillsboro, #102159	1,660.00
4			The W 1/2 of Lot 42, Buck Addn, assessed on the tax rolls as Lot 42B, Buck Addn (V972/P195 OPR) Mark St, Hillsboro, #111926	1,110.00
5			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	7,739.24
6			Part of Lot 5, Vineyard Addn, assessed on the tax rolls as Lot 5B, Vineyard Addn (V883/P557 OPR) 99 Vineyard, Hillsboro, #115128	14,152.99
7	11686A	Itasca ISD v Hannibal Bonnie Williams	18.75 Ac, more or less, A-667, McKinney & Williams Surv, Tract 11 (V1896/P480 OPR) HCR 4141, Itasca, #118719	20,590.76

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
8	11820A	Hillsboro ISD v Charles Ray Williams	W half of Lot 48, Buck Addn, assessed on the tax rolls as Lot 48B, Buck Addn (V1246/P389 OPR) 307 Mark, Hillsboro, #103238	4,254.29
9	11837A	Co Hill v Robert C. Hill	Lots 260 and 261, Lake Whitney Ests (V881, Page 395 OPR) 120 Scenic Dr, Whitney, #128405, 128406	12,000.00
10	11927A	Hillsboro ISD et al v Willie Mae Shotwell Trust	Lot 8 & the E 33' of Lot 7, Resubd of Blk 4, Givens Addn, assessed on the tax rolls as Lot 7C & Lot 8, Blk 4, Givens Addn (V1267/P501 OPR) 1318 Park Dr, Hillsboro, #112564	19,479.64
11	11970A	Hillsboro ISD v Frances A. Ybarra	Taylor Unit W#1-H, 91246311, Bluestone Natu/Newark, East Barnett, A-253, Ellis Csl Surv, Acs 148.5000, #384455	2,761.97
12			Sutton Unit W#1-H, 88656885, EOG Resources, Wildcat, A-253, Ellis SSL Surv, Acs 535.0200, #382601	
13			Sutton Unit W#1-H, 91249610, Bluestone Natu, Newark, East Barnett, A-253, Ellis Ssl Sur, Acs 535.0200, #387346	
14	12111A	Hillsboro ISD v Saul Castaneda	10.334 Ac, more or less, A-922, M. Urrutia Surv, (V1623/P539 OPR) #127479	8,859.93

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
15	12124A	Hubbard ISD v Donny R. Simmons	Part of Lots 1 & 3, and alley, Hunt Addn, and part of Lots 7 & 8, Blk 103, O.T. (V715/P566) 306 S Walnut Ave, Hubbard, #117581	4,252.17
16			Lots 1B & 3B, Hunt Addn (V1757/P743 OPR) 600 SW 4th St, Hubbard, #104045	1,260.00
17	12129A	Co Hill v James L. Thomas	a Manufactured Home, Green Hill, 28' x 40', Label #TEX0366319/20, Serial #TXFL2A/BF328404050, located on A-320, J Greer Surv, Tract 75A, 201 HCR 2125, Whitney, #356531	7,655.42
18			7.00 Ac, more or less, A-320, J Greer Surv, Tract 75B, (V1732/P109 OPR) HCR 2125, Whitney, #104551	4,479.58
19	12201A	Penelope ISD v Ben Thomas	Lot 9, Blk 1, Wolfe Addn, (V350/P546) 313 S Roosevelt, Penelope, #124987	2,432.45
20	12212A	Hubbard ISD v Eddie Johnson	Lot 7, Blk 75, O.T. (V522/P467) 602 SW 2nd St, Hubbard, #107002	8,284.06
21	12214A	Itasca ISD v Big B's Truck Stop, Inc.	1.849 Ac, more or less, A-817, H. Sikes Surv, Tr 16B (V1605/P1 OPE) 1205 E Main St, Itasca, #134567; 1.9919 Ac, more or less, A-817, H. Sikes Surv, Tr 16F (V1605/P1 OPR) 1205 E Main St, Itasca, #214819; 0.5451 Ac, more or less, A-817, H. Sikes Surv, Tr 17 (V1605/P1 OPR) 1207 E Main St, Itasca, #155396 and BPP, 1205 E Main Street, Itasca, #384925	260,904.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
22	12216A	Itasca ISD v Unknown Trustees of New Eureka Lodge #455	Lots 7 & 8, Blk 37, Browder Addn, (V215/P190) Itasca, #103008	3,710.00
23	12221A	Hillsboro ISD v D. E. Fennell	A-18, J. L. Austin Surv, Tract 9, Lot 4 (V307/P368) 327 Dexter St, Hillsboro, #137055	6,092.48
24	12237A	Hillsboro ISD v Will Simpson	Lot 33B, Sweeney Addn (V133/P146) 316 3rd St, Hillsboro, #102559	12,657.84
25	12272A	Hubbard ISD v Lee Erler	Lot 16, Blk 81, O.T. (V1264/P726 OPR) 107 SE Second St, Hubbard, #117488	6,525.56
26			Lot 1, Blk 81, O.T. (V1405/P58 OPR) SE First St & S Cypress Ave, Hubbard, #102224	630.00
27			Lots 2, 3, 4, 5 & 6, Blk 81, O.T. (V1382/P324 OPR) SE First St, Hubbard, #117484	2,002.60
28			Lots 7, 8 & 9, Blk 81, O.T. (V1278/P137 OPR) SE First St, Hubbard, #104348	1,890.00
29			Lots 10, 11 & 12, Blk 81, O.T. (V1377/P674 OPR) SE First St & Magnolia Ave, Hubbard, #117486	2,041.25
30			Lots 2 & 3, Blk 122, O.T. (V1539/P762 OPR) SE Fifth St, Hubbard, #117578	630.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
31	12273A	Hillsboro ISD v A. W. Hilliard	Lot 1, Blk 67, McMullen Addn (V182/P185) Brown St, Hillsboro, #102126	1,860.00
<p><u>RESALES</u></p> <p><u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></p>				
32	8506A	City of Hubbard v Est of John Cooper	Lot 4, Blk 107, O.T. (V1067/P604) S Bois D'Arc Ave, Hubbard, #100963 (Bid in Trust 5/2/2000)	\$500.00
33	11627A	Hillsboro ISD v Billy F. Morgan	Lot 19A, Blk 67, McMullen Addn (V1240/P132 OPR) 201 Madison, Hillsboro, #114117 (Bid in Trust 5/5/2015)	\$500.00
34	10488A	Hillsboro ISD v Sie McGrew	Lot 5, Blk 97, O.T. (V315/P150) SW 3rd St & S Mesquite Ave, Hillsboro, #117534 (Bid in Trust 11/6/2012)	\$500.00
35	10752A	Hillsboro ISD v Jessie Mae Williams	Tract of land being part of Lot 56, McMullen Addn, assessed on tax rolls as Lots 9 & 10, Blk 56, McMullen Addn (V1737/P254) 208 Gooden St, Hillsboro, #114023 (Bid in Trust 11/6/2012)	\$500.00
36	11224A	Hubbard ISD v Elmer Joyce Davis AKA Elmir Davis	Lot 2, Blk 117, O.T. (V405/P89) 203 SW 4 th St, Hubbard, #101136 (Bid in Trust 11/6/2012)	\$500.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
37	11227A	Hillsboro ISD v Clara L. Polk	Lot 49, A148, J. Carothers Surv, Tr 30 (V420/P299) #103705 (Bid in Trust 2/4/2014)	\$500.00
38	11496A	Hubbard ISD v Albert Hunt	Lot 22, Hunt Addn, (V357/P10) Hubbard, #102268 (Bid in Trust 8/5/2014)	\$500.00
39			Lot 20, Hunt Addn (V162/P78) Hubbard, Acct #102267 (Bid in Trust 8/5/2014)	\$500.00
40	11285A	Hubbard ISD v Joe Johnson	Lot 7A, Blk 92, OT (V1220/P123 OPR) #107014 (Bid in Trust 4/2/2013)	\$500.00
41	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)	\$500.00
42	12079A	Hubbard ISD v Mildred Roemer	Lots 6B & 7B, Blk 52, O.T. (V667/P28) NW 2nd & N Bois D Arc Ave, Hubbard, #117344 (Bid in Trust 8/2/2016)	\$500.00
43	12091A	Hillsboro ISD v Leona Hill	Lot 1, Tr 2, A-148, J. Carothers Surv, being part of Lot 60, McMullen Addn (V379/P299) 203 Anderson, Hillsboro, #100526 (Bid in Trust 8/2/2016); Lot 2, Tr 2, A-148, J. Carothers Surv (V371/P390) #102116 (Bid in Trust 8/2/2016)	\$500.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
44	11782A	Hillsboro ISD v Felix Carter, Jr.	A-148, J Carothers Surv, Tr 3, Lot 16 (V679/P94) 103 Madison, Hillsboro, #113223 (Bid in Trust 2/7/2017)	\$500.00
45	12071A	Hillsboro ISD v Preston Spates	Lots 1, 2 & 3, Blk 9, South Yard Addn (V339/P287) S Waco, St, Hillsboro, #104852 (Bid in Trust 2/7/2017)	\$500.00
46	12072A	Hillsboro ISD v William M. Browning	Lot 42 & West half of Lot 43, Tarlton Addn (V335/P667) Monroe St, Hillsboro, #100577 (Bid in Trust 2/7/2017)	\$500.00
47	12118A	Hillsboro ISD v Cornelius Cooper	Lot 10, aka Tr 3, A-148, J Carothers Surv, (V164/P514) S Ivy St, Hillsboro, #104822 (Bid in Trust 2/7/2017)	\$500.00
48	12137A	Hillsboro ISD v Stella Harris	Lots 64, 65, 66, 67, 68 & 73, Buck Addn (V895/P383 OPR) 200 Mark St, Hillsboro, #111943 (Bid in Trust 2/7/2017)	\$500.00
49			Lot 11, Tr 2, A-148, J Carothers Surv (V576/P624) S Ivy St, Hillsboro, #102848 (Bid in Trust 2/7/2017)	\$500.00
50	12145A	Hillsboro ISD v Barbara Nell Long	Lot 27, Blk 60, McMullen Addn, being part of Blk 60, (V718/P444) 315 Brown, Hillsboro, #105363 (Bid in Trust 2/7/2017)	\$500.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
51	12185A	Hillsboro ISD v Patricia E Conley	Lot 129, George Addn (V1560/P250 OPR) 300 Hall St, Hillsboro, #112472 (Bid in Trust 2/7/2017)	\$500.00
52			West one-half of Lot 61, Buck Addn (V1560/P246 OPR) Hillsboro, #106693 (Bid in Trust 2/7/2017)	\$500.00
53	11974A	Co Hill v Robert A. Burks	Lot 215, Lake Whitney Est, Unit 1 (V1122/P1 OPR) Oak Run St, Whitney, #128374 (Bid in Trust 5/2/2017)	\$500.00
54	12219A	Hillsboro ISD v Anna Ross	Lot 52, Abney Addn (V532/P841) Vineyard St, Hillsboro, Texas, #103985 (Bid in Trust 5/2/2017)	\$500.00
55	12236A	Malone ISD v J. W. Howard	Being the West 35' of Lot 11 & all of Lot 12, O. T. (V442/P493) S. Pecan St, Malone, #107282 (Bid in Trust 5/2/2017)	\$1,500.00
56			Being half of Lot 9 & all of Lot 8, O. T. (V272/P124) S. Pecan St, Malone, #107280 (Bid in Trust 5/2/2017)	\$1,500.00