

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

**November 6, 2018 at 10:00 A.M.  
HILL COUNTY COURT HOUSE**

**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. 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 NOVEMBER 6, 2018:**

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	11552A		East half Lot 5, Parks Addn (V1658/P630) 231	\$12,159.84
			<b>WITHDRAWN</b>	
2	11819A		Part Lot 7, Blk 3, Duncan Addn, Lot 7A, Blk 3, Duncan Addn #1000	\$5,786.48
			<b>WITHDRAWN</b>	
3	11837A	County of Hill v Robert C. Hill	Lots 260 & 261, Lake Whitney Est (V881/P395) 120 Scenic Drive, Whitney #128405 & #128406	\$4,000.00
			<b>NO BID</b>	
4	11975A	County of Hill v THAT Lab Inc	0.995 Ac, 184 W. Caldwell Surv (V1402/P315) 2385 St Hwy 22, Whitney #134869	\$17,125.96
			<b>SOLD</b>	
5	12002A		Lots 19D, 20D & 21D, Blk 17, OT Itasca (V1409/P674)	\$5,310.91
			<b>WITHDRAWN</b>	
6	12114A	Hillsboro ISD v James Wesley Cathey Sr	Lot 22, Tarlton Addn (V1456/P289) 200 E Madison St #104528	\$8,230.08
			<b>NO BID</b>	
7	12117A		Lot 3, Blk 106, OT Hubbard (V1701/P602)	\$4,248.04
			<b>WITHDRAWN</b>	
8	12145A	Hillsboro ISD v Barbara Nell Long	Lot 6A, Tr 1, A-148, J Carothers Surv (V493/P1028) 115 4th St #134195	\$19,070.00
			<b>NO BID</b>	
9	12199A		Lots 8, 9, 10, 12, 13, & 14, Saddle Valley Addn (V1807/P495) PR 326, Bynum #240346, #381749, #386079, #240347, #240349, #240350, #240351 Alexander Surv (V1816/P326) SH 171, Hubbard #116465, #116471, #116466, #116474	
			<b>WITHDRAWN</b>	
10	12228A	Hubbard ISD v James C Gunning	Lots 61, 62 & 63, Edgewood Addn (V1355/P287 & V345/P550 & V719/P311) 103 N Apple St & 1017-1019 NE 4th St, Hubbard #14125 #101749, #101550	\$10,463.48
			<b>NO BID</b>	
11	12263A	Blum ISD v Gerald E Newton Jr	Lot 6, Blk 4, Creekwood Est & Imperial Manufactured Home, 16 ft x 56 ft, #PFS0611094, S #12533714 (V1795/P82) 121 Creekwood Dr Blm #137180 & #390358	\$7,105.27
			<b>SOLD</b>	
12	T019-17	Hillsboro ISD v Homerzell Greer	Lot 31H, Sweeney Add (V1737/P252) 706 3rd St #1237	\$4,565.26
			<b>NO BID</b>	

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
13	T073-17		Lot 6, & Pt Lot 5, Blk 21, Nickles & Oates Addn & Lot 5 E. K... O... P... 3... 026	\$2,522.94
			<b>WITHDRAWN</b>	
14	T080-17	Hubbard ISD v Kelly Wayne Weaver	Lots 7 & 8, Blk113, OT Hubbard (V677/P831) 705 SE 5th St #117563	\$6,093.18
			<b>NO BID</b>	
15	T092-17		1.39 Acs, A-565 Wm McDonald Surv, Tr 4D & Auf... d... NT... (V94... 1 S... n Gl... P... Bl... 16	\$4,090.39
			<b>WITHDRAWN</b>	
16	T127-17		25, V... n... 376... Dalto... 013	
			<b>WITHDRAWN</b>	
17	T131-17	Hillsboro ISD v Barbara Jean McQueen	Lot 30F, Lot 30, Sweeney Addn (V396/P73) 108 Sweeney #114872	\$9,623.16
			<b>NO BID</b>	
			Lot 41, Blk 60 & Lots 9B & 10, Blk 61 McMullen Addn (V563/Ps354,356, 358 & 360) Corsicana & McDonald Sts #101312, #114051 #102027	\$18,575.70
			<b>NO BID</b>	
18	T179-17		Lot 23F, Sweeney Addn (V182/P356) S Abbott St Swe...	\$2,480.00
			<b>WITHDRAWN</b>	
19	T184-17	Hillsboro ISD v Lee Ora Cotton	Lot 27B, Quickenstedt Addn (V 438/P 348) 207 Abeny Ave #114426	\$7,383.29
			<b>NO BID</b>	
20	T187-17		Lots 7 & 8, Blk 4 & Lots 20 & 21, Blk 3 Alex McCommas Pt... V... 509... By... a... ert L... #... Heard	\$7,949.86
			<b>WITHDRAWN</b>	
21	T030-18	Penelope ISD v Landmark Trading Company LP	1.31 Acs, more or less, A-893 Tyler County School Land Surv, Trs 1-77 aka Lot 77, Meadow View Ests (V1709/Ps324&327) 118 Meadow View E, Penelope #381791	\$6,451.58
			<b>NO BID</b>	
			1.75 Acs, more or less, A-893, Tyler County School Land Surv, Trs 1-81 aka Lot 81, Meadow View Est (V1715/P240) 144 Meadow View E, Hubbard #300426	\$4,934.27
			<b>NO BID</b>	
22	T033-18	Hillsboro ISD v Samuel Sowell	Lot 24, Blk 62, McMullen Addn (V21/P300) Corsicana Hwy #103837	\$7,970.00
			<b>NO BID</b>	
23	T040-18	Hillsboro ISD v Harriett Shelton	Lot 30E, Sweeney Addn (V38/P507) 106 Sweeney St #104172	\$3,980.00
			<b>NO BID</b>	

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<u>RESALES</u> <b>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:</b>				
24	10488A	Hubbard ISD v Sie McGrew	Lot 5, Blk 97, OT (V315/P150) SW 3rd & S Mesquite #117534 (Bid in Trust 11/6/2012) <b>SOLD</b>	\$500.00
25	11310A	City of Whitney v Whitney Development Co	Lot 15, Blk,B, Country Village Addn (V 1/ P 42) East Dec St #000000130983 (Bid in Trust 2/4/2014) <b>SOLD</b>	\$500.00
26	12074A	Hillsboro ISD v Jimmie Lee Taylor	Lot 13, Blk 67, Mc Mullen Addn & MH, L#DLS0035577, S#LVT52433 (V595/P488) 111 Sycamore St #104504 (Bid in Trust 2/1/2017) <b>NO BID</b>	\$5,000.00
27	12218A	Hillsboro ISD v Susie Mae Neal	Lot 62, McMullen Addn, Lot 25, Blk 62, McMullen Addn,(V 415/P 604) 109 Brown St #103421 (Bid in Trust 9/4/2018) <b>NO BID</b>	\$5,000.00
28	12223A	Hubbard ISD v Charles B. Goodlow	Lot 2, Blk 1, Deshay (V372/P185) SW 4th St #117040 (Bid in Trust 11/7/2017) <b>SOLD</b>	\$500.00
29	T076-17	County of Hill v William E Watkins III	Lot 39, White Bluff #22 (V958/P634) 22039 Raintree Ct #144740 (Bid in Trust 2/6/2018) <b>NO BID</b>	\$3,500.00
30	T100-17	Hubbard ISD v Gracie Lazano	Lot 8, Blk 16, OT Hubbard (V1528/P689) 207 NE 5th #102263 (Bid in Trust 9/4/2018) <b>SOLD</b>	\$2,800.00