

**DELINQUENT TAX SALE
THE COUNTY OF ANDERSON, TEXAS AND THE COUNTY OF HENDERSON, TEXAS
ANDERSON COUNTY, TEXAS**

**June 6, 2017 at 10:00 A.M.
East Steps of the Anderson County Courthouse, Palestine, 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 **Anderson County Sheriff's Office by 1:00 PM the day of the sale**. 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 Palestine at (903) 723-7866.

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	3-41079	Co Anderson v Charlie Wilson	0.133 Ac, more or less, A-63, Jacob Snively Surv, Blk 1242B, Tract 26 (V874/P861) 1502 W Palestine Ave, #R17903	\$6,200.00
2	3-41079	Co Anderson v Charlie Wilson	Lot 55Q, Blk B7, Tx Land Co Addn (V933/P414) 1231 W Debard, #R35946	\$578.00
3	3-41079	Co Anderson v Charlie Wilson	Lot 4, Blk M, Debard Addn (V933/P410) 804 Durham, #R29002	\$1,860.00
4	3-41897	Co Anderson v Martha Cheatum	1.0 Ac, more or less, A-65, Samuel G. Wells Surv, Blk 856, Tract 8 (V2011/P548) 203 Wanda, #R18096	\$5,764.42
5	3-42156	Co Anderson v Richard Jones	Lot 5, Blk E, Lincoln Heights/Sunset Ridge Addn (V1570/P578) 208 Maple St, #R32250	\$7,011.50
6	3-42231	Co Anderson v Keith Morton	4.831 Acs, more or less, A-961, John D. Ransin Surv, Blk 1323, Tracts 2A, 2C & 2D, and 1.674 Acs, more or less, A-572, Joseph McCrabb Surv, Blk 1322, Tract 1A & 1B and a Manufactured Home, 2000 Palm Harbor Double Wide, 28'x44', Label #PFS0673602, Serial #6186A, (V2193/P152; V1051/P238 SAVE AND EXCEPT V1992/P113) 5776 & 5746 An County Road 404, #R27818 & #R334435	\$9,307.59
7	3-42297	Co Anderson v Elizabeth J. Campos	Lots 42B & 44B, Blk 1, Oakdale Dr Addn (V2301/P152 OPR) 302 E. Huffsmith, #R33734	\$5,244.60

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
8	3-42345	Co Anderson v Bill Taylor	Lots 17 & 18, R&E Ranches (V864/P89 & 91) 340 ACR 321, #R39048; Lots 14B2 & 15B2, R&E Ranches (V1270/P812) 340 ACR 321, #R39047; Lots 14B1 & 15B1, R&E Ranches (V1101/P629) ACR 321, #R39046; Lot 16, R&E Ranches (V864/P87) FM 19, #R39045; Lots 14B & 15B, R&E Ranches (V874/P299 & V1345/P199) ACR 321, #R39044; Improvements Only, located on Lots 14B1 & 15B1, R&E Ranches, ACR 321, #R842545	\$26,574.11
9	87-12162	Co Anderson v Jesus Vigil	Lot 6, Blk S, Lakeview Addn (V1849/P710 & V1853/P350) 402 Lakeview Dr, #R31935	\$3,661.53
10	369-13-4975	Co Anderson v Zella Watkins	Lot 11, Haven Acs Addn (V1969/P159) 105 Robinson, #R30704	\$14,105.95
11	DCCV15-133-369	Co Anderson v Ronald G. Dunson	15 Acs, more or less, A-56, Jose Pineda Surv, Blk 1416, Tract 2B (V2218/P743 OPR), and a Manufactured Home, 1998, Imperial, Redman Home, 28' x 72', Label #PFS0513434/35, Serial #12530462A/B, 3541 An County Road 481, #R16760-AndersonCo/0056-1416-0202-0000M2A-HendersonCo, & #M0850870 - AndersonCo/0056-1416-0202-0000M2A - Henderson Co	\$9,872.36
12	DCCV16-458-87	Co Anderson v Judith Bunch	0.943 Ac, more or less, A-65, Samuel G. Wells Surv, Blk 860, Tract 8 (V1292/P574) 1511 N Link St, #R18199	\$4,510.48
13	DCCV16-583-349	Co Anderson v E. P. McCall, Jr.	Lot 9A, Blk 9, Sec II, Venture North Addn (Lot 9 S&E V988/P621, Plat reference 173B) Timberline Trail, #R42247	\$6,566.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
14	DCCV16-660-349	Co Anderson v Brandon Schwinn Morrison	0.856 Ac, more or less, A-594, John C. Ogden Surv, Blk 578, Tract 30D (V1556/P718) N US Hwy 79, #R829528	\$3,152.72
15	DCCV16-660-349	Co Anderson v Brandon Schwinn Morrison	Lot 6A, Blk 4, Hamilton Addn (V1599/P521) ACR 350, #R37821	\$1,188.00

RESALES

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:

16	3-42193	Co Anderson v Sandra Jaques	Lot 11, Blk 3B, Tx Land Co (V54/P331 & V2298/P680) 813 Giraud, #R36047 (Bid in Trust 9/6/2016)	\$700.00
17	87-12159	Co Anderson v Brian Phongsuwan	Lot 5, Blk C, Broyles Addn (V2312/P606 OPR) 1137 S. Magnolia St, #R28519 (Bid in Trust 9/6/2016)	\$350.00
18	369-14-5102	Co Anderson v Mary Rogers	Lot 9, Blk F, West Palestine Hghts Addn (V1052/P140) 1523 Roberts St, #R36351 (Bid in Trust 9/6/2016)	\$800.00
19	3-42315	Co Anderson v Deborah Kaye Asberry	Lots 13 & 14, Blk B, Lincoln Heights/Sunset Ridge Addn (V1945/P722) 211 Grant St, #R32221 & #R32222 (Bid in Trust 12/6/2016)	\$700.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
20	369-13-5087	Co Anderson v Brittany Olivia McMorris	Lots 2A & 2B, Blk 14, Burkitt, Broyles, Cook Addn (V178/P174 & V2220/P723, OPR) and a Manufactured Home, 1976, Carolina, 14'x 76', Label #TEX006415, located thereon, 1207 S Fulton St, # R28648, #R28649 & #M833551 (Bid in Trust 12/6/2016 & 3/7/2017)	\$1,000.00
21	369-14-5330	Co Anderson v Lenora Chivers	Lot 4A, Blk R, Jackson Addn (V1001/P478) 813 Dye St, #R31646 (Bid in Trust 12/6/2016)	\$700.00
22	DCCV15-259-3	Co Anderson v Nucharin Srivathanakul	Lots 13 & 14A, Southwest Hills Addn (V876/P945 (Lot 13) & V813/P311, S&E V820/P738 (14A)) Maverick Dr, #R58799 (Bid in Trust 12/6/2016)	\$1,200.00
23	DCCV15-489-3	Co Anderson v Estella Ruth Reed	Lots 5B & 6, Blk 1, Lincoln Heights/Western Annex (V790/P733) 604 Salt Works Rd, #R32263 (Bid in Trust 12/6/2016)	\$350.00
24	DCCV16-279-349	Co Anderson v Gurtie Starling	0.264 Ac, more or less, A-63, Jacob Snively Surv, Blk 1242B, Tracts 14G & 14M, (V365/P518) 111 Hardin St, #R17881 (Bid in Trust 12/6/2016)	\$500.00
25	DCCV16-280-87	Co Anderson v Onie Weatherford	Lots 6 & 7, Blk A, Moore Addn (V307/P562) S Sycamore, #R33104 (Bid in Trust 12/6/2016)	\$700.00
26	87-11497	Co Anderson v Robert Murphy	South half of Lots 14, 15 & 16, Blk 21, O. T., Palestine, assessed on the Tax Roll as Lots 14B, 15B & 16B, Original Blk Frac S of 21 (V332/P138 & V337/P60) #R33947 (Bid in Trust 3/7/2017)	\$2,500.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
27	349-6355	Co Anderson v Henry D. Rogers aka Henry Dave Rogers	Lots 1, 2, 3, 4 & 5 (Life Estate), Blk J, Debard Addn (V1702/P470) 813 W Kolstad, #R28974 (Bid in Trust 3/7/2017)	\$4,500.00
28	349-6355	Co Anderson v Henry D. Rogers aka Henry Dave Rogers	Lots 1, 2, & 3 Blk M, Debard Addn (V1147/P238) 905 N Kolstad, 803 Durham, Durham St, #R28999, #R29000, #R29001	\$2,250.00
29	349-7541	Co Anderson v Mattie Lee Gross	Lot 3, Blk B, Gardendale LDH Addn (V824/P443) 305 Callier St, #R29986	\$2,000.00
30	369-14-5105	Co Anderson v Lonnie Williams, Jr.	4.5484 Ac, more or less, undivided interest in 18.193 Ac, more or less, A-348, William B. Harrison Surv, Blk 574, Tr 1XF (V1412/P746 OPR) North US Hwy 79, #R832826; 4.5484 Ac, more or less, undivided interest in 18.193 Ac, more or less, A-348, William B. Harrison Surv, Blk 574, Tr 1XF1 (V1412/P746 OPR) North US Hwy 79, #R832827; 0.9096 Ac, more or less, undivided interest in 18.193 Ac, more or less, A-348, William B. Harrison Surv, Blk 574, Tr 1XF6 (V1412/P746 OPR) North US Hwy 79, #R832832	\$7,000.00
31	DCCV15-491-369	Co Anderson v Richard R. Rhine	Lot 3, Blk 1, Lincoln Heights LDH Addn (V364/P580) W Palestine Avenue, #R32114	\$2,000.00
32	DCCV15-539-369	Co Anderson v Hart Glover	Lot 9, Blk A2, Tx Land Co Addn (V345/P292) 907 San Jacinto, #R35792	\$700.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
33	DCCV16-379-87	Co Anderson v Claude Houston	0.13 Ac, more or less, A-63, Jacob Snively Surv) (V933/P875) 909 N Conway St, #R17821	\$700.00
34	DCCV16-388-349	Co Anderson v Margaret Jackson	Lot 2, Blk 61, O. T. (V821/P813) Murchison St, #R34002	\$2,400.00