

DELINQUENT TAX SALE
BOWIE CENTRAL APPRAISAL DISTRICT
Courthouse Steps, Bowie County, Texas
June 6, 2017 at 10:00 AM

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 Bowie County District Clerk. 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Bowie Central Appraisal District that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code.)

If you have any questions, you may contact our office in New Boston at (903) 628-4712.

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
1	12C1004-102	Bowie Central Appraisal District v Mark Bradford et al	4.25 Acres, more or less, out of Abstract 145 of the Nancy Dycas Survey, Bowie County, Texas (Volume 5653, Page 233 of the Deed Records, Bowie County, Texas), 5301 W. 7th Street, Texarkana, Bowie County, Texas 75501-5931 Account #06320036300 Judgment Through Tax Year: 2015	\$5,000.00		
2	12C1004-102	Bowie Central Appraisal District v Mark Bradford et al	Lots 23 thru 25, Block 2, Defense City, Bowie County, Texas (Volume 4732, Page 271 of the Deed Records, Bowie County, Texas) Account #05500001700 Judgment Through Tax Year: 2015	\$3,500.00		
3	12C1004-102	Bowie Central Appraisal District v Mark Bradford et al	The North Part of Lot 6, Block 3, Beaver Lake Estates, Bowie County, Texas (Volume 3313, Page 192 of the Deed Records, Bowie County, Texas) Account #01290009800 Judgment Through Tax Year: 2015	\$5,000.00		
4	14C0416-102	Bowie Central Appraisal District v Terry Seibert	Lot 1, of the M .D. Tilson Subdivision of Block 3 of the T.B. Moores Survey, City of Texarkana, Bowie County, Texas (Volume 2736, Page 73 of the Deed Records, Bowie County, Texas) Account #26370000100 Judgment Through Tax Year: 2015	\$500.00		
5	14C0416-102	Bowie Central Appraisal District v Terry Seibert	Lot 3, of the M .D. Tilson Subdivision of Block 3 of the T.B. Moores Survey, City of Texarkana, Bowie County, Texas (Volume 2736, Page 73 of the Deed Records, Bowie County, Texas) Account #26370000300 Judgment Through Tax Year: 2015	\$500.00		
6	14C0416-102	Bowie Central Appraisal District v Terry Seibert	Lot 2, of the M .D. Tilson Subdivision of Block 3 of the T.B. Moores Survey, City of Texarkana, Bowie County, Texas (Volume 2736, Page 73 of the Deed Records, Bowie County, Texas) Account #26370000200 Judgment Through Tax Year: 2015	\$500.00		
7	14C0600-102	Bowie Central Appraisal District v Rocky Bradford, Jr.	A Manufactured Home <u>ONLY</u> , 2003 Fleetwood, 32 feet x 76 feet, Label #PFS0824278/279, Serial #TXFL386A05344CY12/B, located at 379 County Road 1230, Texarkana, Texas Account #12820003704 Judgment Through Tax Year: 2015	\$3,000.00		
8	14C0941-102	Bowie Central Appraisal District v Mae Otis Perkins	0.17 Acre, more or less, out of Abstract 145 of the Nancy Dycas Survey, Bowie CAD Tract #235, Bowie County, Texas (Volume 705, Page 885 of the Deed Records, Bowie County, Texas) Account #06320026100 Judgment Through Tax Year: 2015	\$500.00		
9	14C0942-102	Bowie Central Appraisal District v Annie Pearl Hooks	Lots 10, 21 and 22, Block 11, Depot Gate Addition to Whaley Station, Bowie County, Texas (Volume 2285, Page 240 of the Deed Records, Bowie County, Texas) Account #05600006900 Judgment Through Tax Year: 2015	\$500.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
10	14C0942-102	Bowie Central Appraisal District v Annie Pearl Hooks	Lots 23 thru 30, Block 11, Depot Gate Addition to Whaley Station, Bowie County, Texas (Volume 2934, Page 67 of the Deed Records, Bowie County, Texas) Account #05600007501 Judgment Through Tax Year: 2015	\$500.00		
11	14C0945-102	Bowie Central Appraisal District v Evelyn Herron	The West 60 feet of Lots 1 and 2, Block 2, South Texarkana Addition to the City of Texarkana, Bowie County, Texas (Volume 2235, Page 180 of the Deed Records, Bowie County, Texas), 103 Rosey, Texarkana, Texas 75501-7017 Account #22360000700 Judgment Through Tax Year: 2015	\$500.00		
12	14C1027-102	Bowie Central Appraisal District v Sidney Alexander	Lot 11, Block 41, in Broadmoor Annex to Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 2312, Page 201 of the Deed Records, Bowie County, Texas), 104 Lumpkin Street, Texarkana, Texas 75501-3512 Account #01580048700 Judgment Through Tax Year: 2015	\$2,600.00		
13	14C1166-102	Bowie Central Appraisal District v Byron Belin	3.08 Acres, more or less, out of Abstract 327 of the L.T. King Survey, Bowie CAD Tract #8J, Bowie County, Texas (Volume 6030, Page 7 of the Deed Records, Bowie County, Texas) Account #12520003300 Judgment Through Tax Year: 2015	\$2,500.00		
14	14C1166-102	Bowie Central Appraisal District v Byron Belin	Lot 13, Bradford Place Addition to the City of Texarkana, Bowie County, Texas (Volume 429, Page 530 of the Deed Records, Bowie County, Texas) Account #02380000200 Judgment Through Tax Year: 2015	\$3,000.00		
15	15C0083-102	Bowie Central Appraisal District v L.C. Noble	Lots 7 and 8, Block 11, Westmoreland Place Addition, to the City of Texarkana, Bowie County, Texas (Volume 2194, Page 171, Bowie County, Texas), 2012 West 15th Street Account #28580010800 Judgment Through Tax Year: 2015	\$2,500.00		
16	15C0149-102	Bowie Central Appraisal District v Kristina R. Adams	Lot 3, Block 1, Western Hills Addition, to the City of Texarkana, Bowie County, Texas (Volume 2809, Page 238, Bowie County, Texas), 6 Park Lane Account #28480000300 Judgment Through Tax Year: 2015	\$8,700.00		
17	15C0755-102	Bowie Central Appraisal District v Patricia Connor	a Manufactured Home <u>ONLY</u> , Label #RAD1314424/RAD1314425, Serial #TXFL112A38398WP12/TXFL112B38398WP12, located at 76 County Road 2310, Bowie County, Texas Account #06180009901 Judgment Through Tax Year: 2015	\$7,000.00		
18	15C1425-102	Bowie Central Appraisal District v Sarah Cain	Lots 3, 4, and 5, Block 1, Coronado Addition, to the City of Texarkana, Bowie County, Texas (Volume 296, Page 18 and Volume 520, Page 67, of the Deed Records, Bowie County, Texas), 1217 Wheeler, Texarkana, Texas 75503-3849 Account #04600000300 Judgment Through Tax Year: 2015	\$3,000.00		
19	16C0060-102	Bowie Central Appraisal District v Shem Wherry	A One Acre Tract, more or less, out of Abstract 90, of the Bramlett and Ryan Survey, Bowie County, Texas (Volume 541, Page 680, of the Deed Records, Bowie County, Texas) Account #02420003300 Judgment Through Tax Year: 2015	\$1,500.00		

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20	16C0070-102	Bowie Central Appraisal District v Doyal Eaves	Lots 7 and 8, Block 1, James Frost Addition to the City of New Boston, Bowie County, Texas (Volume 411, Page 272 of the Deed Records, Bowie County, Texas) Account #08220000600 Judgment Through Tax Year: 2015	\$100.00		WITHDRAWN
21	16C0070-102	Bowie Central Appraisal District v Doyal Eaves	14.767 Acres, more or less, out of Abstract 565 of the W.F. Thompson Survey, City of New Boston, Bowie CAD Tract #181, Bowie County, Texas (Volume 652, Page 12 and Volume 658, Page 109 of the Deed Records, Bowie County, Texas) Account #26140017700 Judgment Through Tax Year: 2015	\$6,600.00		WITHDRAWN
22	16C0070-102	Bowie Central Appraisal District v Doyal Eaves	1.00 Acre, more or less, out of Abstract 262 of the J.H. Hall Survey, Bowie CAD Tract #52, Bowie County, Texas (Volume 419, Page 372 of the Deed Records, Bowie County, Texas) Account #09800001000 Judgment Through Tax Year: 2015	\$100.00		WITHDRAWN
23	16C0070-102	Bowie Central Appraisal District v Doyal Eaves	0.073 Acre, more or less, out of Abstract 170 of the J.B. Daniel Survey, Bowie CAD Tract #40B, Bowie County, Texas (Volume 2479, Page 17 (as a Save and Except), of the Deed Records, Bowie County, Texas) Account #05220003802 Judgment Through Tax Year: 2015	\$600.00		WITHDRAWN
24	16C0070-102	Bowie Central Appraisal District v Doyal Eaves	part of Lot 2, Block 11, T&P Addition to the City of New Boston, Bowie County, Texas (Volume 1632, Page 52 of the Deed Records, Bowie County, Texas) Account #25080002800 Judgment Through Tax Year: 2015	\$100.00		WITHDRAWN
25	16C0070-102	Bowie Central Appraisal District v Doyal Eaves	part of Lot 2, Block 11, T&P Addition to the City of New Boston, Bowie County, Texas (Volume 1632, Page 52 of the Deed Records, Bowie County, Texas), 115 North Ellis Street, New Boston, Texas 75570-2905 Account #25080002700 Judgment Through Tax Year: 2015	\$100.00		WITHDRAWN
26	16C0291-102	Bowie Central Appraisal District v Allen Hilton	5.00 Acres, more or less, out of Abstract 336 of the Joseph Levine Survey, (Bowie CAD Tract #21), Bowie County, Texas (Volume 473, Page 172, Deed Records, SAVE AND EXCEPT, that property described in Volume 1739, Page 57; Volume 2185, Page 199; Volume 3222, Page 327; Volume 5582, Page 10; Volume 1809, Page 285, Deed Records, Bowie County, Texas), Hwy 82, Bowie County, Texas Account #13520001200 Judgment Through Tax Year: 2015	\$2,500.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
27	16C0692-102	Bowie Central Appraisal District v Erie Fields	<p>All of the West ½ of Lot 9, Block 4, Independence Acres Addition to the City of Nash, Texas being described in the tax records under the following two tax accounts to wit:</p> <p>the North part of the West one-half of Lot 9, Block 4, Independence Acres Addition to the City of Nash, Bowie County, Texas (Volume 626, Page 758, SAVE AND EXCEPT that property described in Volume 447, Pages 151 and 152, Deed Records, Bowie County, Texas) AND the South part of the West one-half of Lot 9, Block 4, Independence Acres Addition to the City of Nash, Bowie County, Texas (Volume 447, Pages 151 and 152, Deed Records, Bowie County, Texas)</p> <p>Account #s 11500035100 AND Account #11500035000 Judgment Through Tax Year: 2015</p>	\$750.00		