

**DELINQUENT TAX SALE
THE COUNTY OF HENDERSON, TEXAS AND EUSTACE INDEPENDENT SCHOOL DISTRICT
HENDERSON COUNTY, TEXAS**

**June 6, 2017 at 10:00 AM
Courthouse Door, Athens, 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 a money order or a cashier's check payable to **Henderson 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Henderson County Tax Office 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 Athens at (903) 675-6182.

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TAX15-0001-3	The County of Henderson, Texas v Kenneth Rhodes	Lot 18, Block 3, West Hylands Addition, being 0.344 Acre, more or less, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Document Number: 2014-00002461 of the Official Records, Henderson County, Texas) Account #4530-0003-0180-010 Judgment Through Tax Year: 2015	\$9,246.29
2	TAX15-0001-3	The County of Henderson, Texas v Kenneth Rhodes	Lot 16, Block 3, West Hylands Addition, being 0.344 Acre, more or less, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Document Number: 2014-00002461 of the Official Records, Henderson County, Texas) Account #4430-0003-0160-010 Judgment Through Tax Year: 2015	\$3,767.90
3	TAX15-0219-173	The County of Henderson, Texas v Robert Leis	5.965 Acres, more or less, out of Abstract 577 of the J.C. Neill Survey, Henderson County, Texas (Volume 1579, Page 220 of the Deed Records, Henderson County, Texas) Account #0577-0210-0000-200 Judgment Through Tax Year: 2016	\$2,341.22
4	TAX15-0261-392	The County of Henderson, Texas v Aaron J. Flowers	Lots 19 and 20, Block 6, Wildewood Subdivision, out of Abstract 36 of the Anderson Survey, Henderson County, Texas (Cabinet C, Slide 226 of the Plat Records, Henderson County, Texas) Account #4570-0006-0190-100 Judgment Through Tax Year: 2016	\$4,000.00
5	TAX15-0378-173	The County of Henderson, Texas v Sid Krajca	Lots 1, 2 and 3, Block 1, Top Gun Meadow Subdivision AKA 5.390 Acres, more or less, out of Abstract 7 of the J. Ferguson Survey, Henderson County, Texas (Volume 2674, Page 606 of the Deed Records, Henderson County, Texas) Account #4396-0001-0010-870 Judgment Through Tax Year: 2015	\$23,333.23
6	TAX15-0413-173	The County of Henderson, Texas v Renee Davis	Lot 625, Cherokee Shores Subdivision, Section E, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas (Cabinet D, Slide 24, Plat Records, Henderson County, Texas) Account #2390-0005-6250-300 Judgment Through Tax Year: 2016	\$1,214.14
7	TAX15-0413-173	The County of Henderson, Texas v Renee Davis	Lot 626, Cherokee Shores Subdivision, Section E, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas and a Manufactured Home, Label #RAD0306053, Serial #MSFL1AF422516704 (Cabinet D, Slide 24, Plat Records, Henderson County, Texas) Account #2390-0005-6260-300 Judgment Through Tax Year: 2016	\$3,093.01
8	TAX15-0413-173	The County of Henderson, Texas v Renee Davis	Lot 627, Cherokee Shores Subdivision, Section E, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas (Cabinet D, Slide 24, Plat Records, Henderson County, Texas) Account #2390-0005-6270-300 Judgment Through Tax Year: 2016	\$1,214.14
9	TAX15-0421-173	The County of Henderson, Texas v Antonio Silguero	Lot 84, Indian Harbor Subdivision, Section B, out of Abstract 487 of the J.M. Mendoza Survey, Henderson County, Texas (Cabinet C, Slide 331, Plat Records, Henderson County, Texas) Account #3150-0002-0840-300 Judgment Through Tax Year: 2016	\$8,434.70
10	TAX15-0455-392	The County of Henderson, Texas v Jackie Allen	2.590 Acres, more or less, AKA Lot 21, Crescent Oaks Subdivision, out of Abstract 702 of the J.W. Sally Survey, Henderson County, Texas (Cabinet B, Slide 131, Plat Records, Henderson County, Texas) Account #2535-0000-0210-000 Judgment Through Tax Year: 2016	\$2,834.92
11	TAX15-0462-173	The County of Henderson, Texas v Ben Redding, Jr.	ROYALTY INTEREST: .00390600, FAIRWAY UNIT TR 640, HUNT OIL COMPANY, HENDERSON COUNTY, TEXAS Account #CAP0-6500-4853-640R006978/925-5400-3105-8020 Judgment Through Tax Year: 2016	\$1,047.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	TAX15-0464-392	The County of Henderson, Texas v Troy Herrera	Lot 16, Autumn Acres Subdivision, out of Abstract 489 of the I. Marshall Survey, Henderson County, Texas (Cabinet D, Slide 151, Plat Records, Henderson County, Texas) Account #2054-0000-0160-300 Judgment Through Tax Year: 2015	\$1,987.39
13	TAX15-0464-392	The County of Henderson, Texas v Troy Herrera	Lots 600 and 601, Cherokee Shores Subdivision, Section C, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas (Cabinet C, Slide 362, Plat Records, Henderson County, Texas) Account #2390-0003-6000-300 Judgment Through Tax Year: 2015	\$1,582.31
14	TAX15-0465-392	The County of Henderson, Texas v Jimmy Coffee	0.963 Acre, more or less, out of Abstract 905 of the D.D. Starr Survey, Henderson County, Texas (Volume 2456, Page 562, Deed Records, Henderson County, Texas) Account #0905-0060-0G00-100 Judgment Through Tax Year: 2015	\$2,475.17
15	22,318A	EUSTACE INDEPENDENT SCHOOL DISTRICT v LOG CABIN ESTATES, INC., ET AL	AB 133 T CARO SUR, LOG CABIN ESTS SEC 4, LT 709 Account #3375-0004-7090-340 Judgment Through Tax Year: 2013	\$1,000.00
16	TAX15-0474-392	The County of Henderson, Texas v Shirley King	Lot 710, Log Cabin Estates Addition, Section Four, out of Abstract 133 of the T. Caro Survey, City of Log Cabin, Henderson County, Texas (Volume 1359, Page 259, Deed Records, Henderson County, Texas) Account #3375-0004-7100-340 Judgment Through Tax Year: 2016	\$1,000.00
17	TAX15-0493-392	The County of Henderson, Texas v Vonda Butler-Williams	Lot 47, Hillcrest Shores Subdivision, out of Abstract 59 of the J.P. Brown Survey, Henderson County, Texas (Cabinet C, Slide 387, of the Plat Records, Henderson County, Texas) Account #3064-0000-0470-500 Judgment Through Tax Year: 2016	\$6,995.71
18	TAX15-0493-392	The County of Henderson, Texas v Vonda Butler-Williams	Lot 107, Baywood Estates, out of Abstract 59, of the J.P. Brown Survey, Henderson County, Texas (Cabinet C, Slide 126, of the Plat Records, Henderson County, Texas) Account #2085-0000-1070-500 Judgment Through Tax Year: 2016	\$1,040.00
19	TAX15-0503-173	The County of Henderson, Texas v Ellison Knabel	Lot 29, 30, and 31, Block 13, Sunrise Shores Subdivision, out of Abstract 29 of the M. Cortinas Survey, Henderson County, Texas (Document #2015-10125, Official Public Records, Henderson County, Texas) Account #4250-0013-0290-100 / #4250-0013-0300-100 / #4250-0013-0310-100 Judgment Through Tax Year: 2016	\$1,922.16
20	TAX15-0503-173	The County of Henderson, Texas v Ellison Knabel	Lot 32 and 33, Block 13, Sunrise Shores Subdivision, out of Abstract 29 of the M. Cortinas Survey, Henderson County, Texas (Document #2015-10125, Official Public Records, Henderson County, Texas) Account #4250-0013-0320-100 / #4250-0013-0330-100 Judgment Through Tax Year: 2016	\$1,545.98
21	TAX15-0503-173	The County of Henderson, Texas v Ellison Knabel	Lot 35, 36 and 37, Block 13, Sunrise Shores Subdivision, out of Abstract 29 of the M. Cortinas Survey, Henderson County, Texas and a Manufactured Home, Label #PFS0594343, Serial #PH17484 (Document #2015-10125, Official Public Records, Henderson County, Texas) Account #4250-0013-0350-100 / #4250-0013-0360-100 / #4250-0013-0370-100 Judgment Through Tax Year: 2016	\$10,960.26
22	TAX15-0523-173	The County of Henderson, Texas v Linger Randell	Lot 56A, Brierwood Bay Subdivision, out of Abstract 1 of the J.M. Acosta Survey, Henderson County, Texas (Cabinet C, Slide 155, Plat Records, Henderson County, Texas) Account #2215-0000-056A-100 Judgment Through Tax Year: 2015	\$5,675.79
23	TAX16-0082-173	The County of Henderson, Texas v Gene Morgan	Lot 1066, Cherokee Shores subdivision, Section E, out of Abstract 132, of the G. Chovanno Survey, Henderson County, Texas and a Manufactured Home, Label #TEX0111277/78/Serial #1230927A/B (Volume 1199, Page 26, of the Deed Records, Henderson County, Texas) Account #2390-0005-A660-300 Judgment Through Tax Year: 2016	\$5,572.16
24	TAX16-0092-392	The County of Henderson, Texas v Charles E. Stringer	Lot 656 & 657, Brierwood Bay Subdivision, out of Abstract 1 of the J.M. Acosta Survey, Henderson County, Texas (Cabinet C, Slide 155, Plat Records, Henderson County, Texas) Account #2215-0000-6560-100 / #2215-0000-6570-100 Judgment Through Tax Year: 2016	\$8,616.29

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25	TAX16-0092-392	The County of Henderson, Texas v Charles E. Stringer	Lot 633, Brierwood Bay Subdivision, out of Abstract 1 of the J.M. Acosta Survey, Henderson County, Texas (Cabinet C, Slide 155, Plat Records, Henderson County, Texas) Account #2215-0000-6330-100 Judgment Through Tax Year: 2016	\$292.67
26	TAX16-0106-173	The County of Henderson, Texas v Terry Reed	Lot 1713, Log Cabin Estates Addition, Section Thirteen, out of Abstract 133 of the T. Caro Survey, City of Log Cabin, Henderson County, Texas (Cabinet C, Slide 274, Plat Records, Henderson County, Texas) Account #3375-0013-H130-340 Judgment Through Tax Year: 2016	\$2,510.00
27	TAX16-0108-173	The County of Henderson, Texas v Gloria Tinney	Lot 463, Cherokee Shores Subdivision, Section C, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas (Cabinet C, Slide 362, Plat Records, Henderson County, Texas) Account #2390-0003-4630-300 Judgment Through Tax Year: 2016	\$568.68
28	TAX16-0108-173	The County of Henderson, Texas v Gloria Tinney	Lot 522, Cherokee Shores Subdivision, Section C, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas (Cabinet C, Slide 362, Plat Records, Henderson County, Texas) Account #2390-0003-5220-300 Judgment Through Tax Year: 2016	\$6,635.36
29	TAX16-0184-392	The County of Henderson, Texas v Marjorie Beard	Lots 231 and 244, Hidden Hills Harbor, Section D, out of Abstract 456 of the M.J. Love Survey, Henderson County, Texas (Cabinet C, Slide 235, Plat Records, Henderson County, Texas) Account #3030-0004-2310-300 Judgment Through Tax Year: 2016	\$3,163.95
30	TAX16-0202-173	The County of Henderson, Texas v John D. Bower, III	Lot 561, Brierwood Bay Subdivision, out of Abstract 1 of the J.M. Acosta Survey, Henderson County, Texas (Document #2013-00008592, Official Public Records, Henderson County, Texas) Account #2215-0000-5610-100 Judgment Through Tax Year: 2016	\$10,378.50
31	TAX16-0239-392	The County of Henderson, Texas v Mi Lisa Schilhab	Lot 6, Block 3, Cedar Bend Estates Addition, Unit One, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Volume 2884, Page 297, Deed Records, Henderson County, Texas), Oval Dr Account #2321-0003-0060-010 Judgment Through Tax Year: 2015	\$2,520.73
32	TAX16-0243-173	The County of Henderson, Texas v Jorge Guerrero	42.840 Acres, more or less, out of Abstract 800 of the C.M. Walters Survey, Henderson County, Texas (Volume 1881, Page 766, Deed Records, Henderson County, Texas), CR 1503 Account #0800-1860-0000-000 Judgment Through Tax Year: 2015	\$4,426.09