

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

**September 5, 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.
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.
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.
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 SEPTEMBER 5, 2017:**

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MINIMUM BID</b>
1	349-6450	Co Anderson v Palestine County Hospital, Inc.	Blk 10, Reagan & Word Addn (V2147/P206 & V2230/P70) 900 S Sycamore St, #R45867 Judgment Through Tax Year: 2010 Taxes Due 2011 Through 2016: \$80,012.25	\$121,030.99
2	349-6657	Co of Anderson v Dorcas J. Staples McDonald	0.52 of an ac, more or less, A-33, Joseph Jordan Surv, Tr 23, Blk 1222 (V2093/P512) 205 Holmes St, #R14353	\$4,911.51
3	349-7314	Co Anderson v Juan Ramirez	A Manufactured Home, 1982, Hombre Caprice, 14' x 66', Label #LOU0021231, Serial #COSLASC032435, located on Trailer Town Mobile Home Park, Lot 10, Palestine, M834940	\$200.00
4	87-11926	Co Anderson v Damien Levy	28.517 ac, more or less, A-707, William Sims Surv, Blk 840, Tr 2 (V1860/P593) An County Road 3682, #R25889	\$5,192.48
5	369-11-4520	Co Anderson v Michael W. Wardell	2.9 ac, more or less, A-1061, S.H.F Davis Surv, Tr 1, Blk 1517 (V1538/P5) 580 Anderson County Road 465, #R28131; 10.834 ac, more or less, A-1061, S.H.F. Davis Surv, Blk 1517, Tr 4 (Tr 1 in V1728/P400) N. State Highway 19, #R28132; 16.832 ac, more or less, A-991, P.G. Adams Surv, Blk 1518, Trs 1C, 1D & 2D (V1728/P400) N. State Highway 19 (off), #R840747	\$15,766.59

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MINIMUM BID</b>
6	369-13-5080	Co Anderson v Steve Campbell	Lot 47D, Idlewild Addn, Anderson County, Texas and a Manufactured Home, 1971, Label #JD1A1195, Serial #26606 (V2280/P559) 200 Oakland Dr, #R31102	\$3,319.20
7	369-14-5261	Co Anderson v K2M, Inc.	Lot 16A, Blk B4, Tx Land Co Addn (V2214/P790) 402 Fort St, #R35867	\$5,337.82
8	DCCV15-043-369	Co Anderson v Patria Perez	Lots 1C, 2A, 3C & 4A, Blk 22, Lipsey Addn (V1581/P430 OPR) 401 Ave C, #R32398	\$4,536.05
9	DCCV15-288-349	Co Anderson v Carolyn Faye Cook	Lot 5, Blk 8B, Tx Land Co (V2295/P623) 715 South St, #R36109	\$4,097.81
10	DCCV15-288-349	Co Anderson v Carolyn Faye Cook	Lot 7, Blk 3B, Tx Land Co (V2292/P701) 803 Giraud, #R36043	\$5,066.65
11	DCCV16-265-3	Co Anderson v Salvador Castillo	Lot 11, Blk 43, Green Addn (V2166/P403) 1310 Howard St, #R30343	\$4,339.76
12	DCCV16-300-3	Co Anderson v Eric Wayne Hutcherson	A Manufactured Home, 1983, Nashua, 14' x 76', Label #TEX0255727, located on Cedarvale Mobile Home Park, Lot 50, 2131 West Point Tap Road, Lot 50, #M844479	\$4,498.63

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MINIMUM BID</b>
13	DCCV16-313-349	Co Anderson v Willard M. Goff	2.47 ac, more or less, A-60, Simon Sanches Surv, Blk 1685, Tr 2A14, Anderson County, Texas, more particularly described on Exhibit A attached to the Judgment in this cause (V945/P666) An County Road 2124, #R825974	\$8,426.85
14	DCCV16-334-369	Co Anderson v Nathan Dewayne White	Lot 5, Palestine Mall Addn (V1370/P419) Southview Dr, #R34501	\$2,743.33
15	DCCV16-541-349	Co Anderson v Dionne Brackens	Lot 9, Blk L, Debard Addn, (V1951/P340) 915 W Lacy St, #R28993	\$3,879.96
16	DCCV16-581-3	Co Anderson v Theresa M. Temporal	0.5 ac, more or less, A-59, Simon Sanchez Surv (V854/P483) 9837 W State Hwy 294, #R17232	\$25,823.44
17	DCCV16-633-349	Co Anderson v Kristopher B. Meyer	0.781 ac, more or less, A-4, John Arthur Surv, Blk 881, Trs 2 & 2F (V1951/P322) Mizell St, #R10592	\$5,777.35
18	DCCV16-633-349	Co Anderson v Kristopher B. Meyer	1.213 ac, more or less, A-4, John Arthur Surv, Blk 881, Tr 6 (V1951/P322) Clay St, #R10600	\$2,814.06
19	DCCV16-633-349	Co Anderson v Kristopher B. Meyer	Lot 1A, Blk 12, Hamilton Addn (V1951/P334) N US Hwy 79, R37836	\$400.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MINIMUM BID</b>
20	DCCV16-783-369	Co Anderson v Green Edwards	Lots 11 & 12, Blk C, Gardendale Annex Addn (V2/P12, Plat Records) 902 Salt Works, #R30053	\$5,331.00

**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:**

21	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
22	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)	\$400.00
23	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)	\$350.00
24	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)	\$400.00
25	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)	\$500.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MINIMUM BID</b>
26	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
27	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)	\$350.00
28	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)	\$350.00
29	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)	\$1,000.00
30	349-6355	County of 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	\$750.00
31	349-7541	Co Anderson v Mattie Lee Gross	Lot 3, Blk B, Gardendale LDH Addn (V824/P443) 305 Callier St, #R29986	\$750.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MINIMUM BID</b>
32	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	\$3,000.00
33	DCCV15-491-369	Co Anderson v Richard R. Rhine	Lot 3, Blk 1, Lincoln Heights LDH Addn (V364/P580) W Palestine Avenue, #R32114	\$750.00
34	DCCV15-539-369	Co Anderson v Hart Glover	Lot 9, Blk A2, Tx Land Co Addn (V345/P292) 907 San Jacinto, #R35792	\$350.00
35	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	\$350.00
36	DCCV16-388-349	Co Anderson v Margaret Jackson	Lot 2, Blk 61, O. T. (V821/P813) Murchison St, #R34002	\$1,000.00
37	3-41079	Co of 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 (Bid in Trust 6/6/2017)	\$2,500.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MINIMUM BID</b>
38	3-41079	County of Anderson v Charlie Wilson	Lot 55Q, Blk B7, Tx Land Co Addn (V933/P414) 1231 W Debard, #R35946 (Bid in Trust 6/6/2017)	\$350.00
39	3-41079	County of Anderson v Charlie Wilson	Lot 4, Blk M, Debard Addn (V933/P410) 804 Durham, #R29002 (Bid in Trust 6/6/2017)	\$500.00
40	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 (Bid in Trust 6/6/2017)	\$2,000.00
41	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	\$2,000.00