

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

**December 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. 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 DECEMBER 5, 2017:

| PROP # | CAUSE # | STYLE | PROP DESCRIPTION, ADDRESS, ACCT # | BID AMT |
|---------------|----------------|----------------------------------|---|----------------|
| 1 | 3-41404 | Co Anderson v Cedric Hutchison | Lot 14D, Blk 84, Tx Land Co Addn (V1644/P34, OPR) 414 Fort St, #R35860 | \$18,303.68 |
| 2 | DCCV15-071-349 | Co Anderson v Holly Ann Lively | Lot 14C, Blk 95, O. T. (V1119/P365, OPR) 1002 N Cedar St, #R34215 | \$5,269.10 |
| 3 | DCCV15-072-369 | Co Anderson v Ozora Smith Hicks | Lot 2A, Blk 9, Burkitt/Broyles/Cook Addn (V889/P495) 1113 Dorrance, #R28621 | \$2,205.00 |
| 4 | DCCV15-388-369 | Co Anderson v Bettie Ealy | Lot 2B, Blk 9, Burkitt/Broyles/Cook Addn (V199/P487) 1121 Dorrance, #R28622 | \$2,205.00 |
| 5 | DCCV15-388-369 | Co Anderson v Bettie Ealy | Lot 2, Blk 10, Burkitt/Broyles/Cook Addn (V58/P612) Dorrance St, #R28633 | \$3,528.00 |
| 6 | DCCV15-388-369 | Co Anderson v Bettie Ealy | Lots 3 & 4, Blk 2, Douglas Hts Addn (V378, P19 & 20) Douglas St, #R29437; R29438 | \$2,728.00 |
| 7 | DCCV15-388-369 | Co Anderson v Bettie Ealy | Lot 3, Blk 3, Douglas Hts Addn (V396/P99) Lincoln St, #R29440 | \$1,113.00 |
| 8 | DCCV15-388-369 | Co Anderson v Bettie Ealy | Lot 1, Blk 6, Thompson Addn (V175/P276) 1201 Hickory St, #R36146 | \$1,706.00 |
| 9 | DCCV15-388-369 | Co Anderson v Bettie Ealy | Lot 14, Blk 6, Thompson Addn (V97/P5 & 318) 1204 Dorrance, #R36159 | \$1,313.00 |
| 10 | DCCV16-210-3 | Co Anderson v Millard F. Donnell | 3.253 Ac, more or less, A914, J.T. Delk Surv, Blk 507, Tract 1 (Tract 3 in V1540/P196 & V2050/P678) An County Road 370, #R27662 | \$3,600.24 |

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|---------------|----------------|-------------------------------------|--|----------------|
| 11 | DCCV16-210-3 | Co Anderson v Millard F. Donnell | Lot 17, Washington Hts Addn (V1240/P232 & V2050/P682) 501 Variah, #R36308 | \$1,915.65 |
| 12 | DCCV16-210-3 | Co Anderson v Millard F. Donnell | Lot 9, Blk 7, Murchison & McDonald (By-Pass) (V947/P151 & V2050/P680) 210 Callier, #R33329 | \$2,129.39 |
| 13 | DCCV16-252-349 | Co Anderson v Derick Mims | 5 Ac, more or less, A15, Stephen Crist Surv, Blk 908, Tract 8E (V1636/P61) An County Road 140, #R833881 | \$10,803.08 |
| 14 | 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 Rd, Lot 50, #M844479 | \$500.00 |
| 15 | DCCV16-374-369 | Co Anderson v George Wells | Lots 6 & 7, Blk 7, Murchison & McDonald by pass (V394/P95) 211 Lowe, #R33326; R33327 | \$3,080.72 |
| 16 | DCCV16-466-349 | Co Anderson v C.S. Spencer | Lot 7C, Blk G, West Palestine Hts Addn (V443/P516) 1530 Roberts, #R36359 | \$950.00 |
| 17 | DCCV16-466-349 | Co Anderson v C.S. Spencer | Lot 2, Rodieck Addn (V600/P175) Covert St, #R35061 | \$1,613.00 |
| 18 | DCCV16-509-349 | Co Anderson v Dustin Perry Reed | Lot 30, Inwood Terrace Addn (V2294/P548) 113 Brierwood Dr, #R45168 | \$3,980.52 |
| 19 | DCCV16-528-369 | Co Anderson v Jon H. Missildine | 9.3 Ac, more or less, A58, Manuel Riondo Surv, Blk 1821, Tract 2C, and a Manufactured Home, 2005, Label #RAD153987, Serial #13 13304575 (V2071/P628) 909 Spur 324, Tennessee Colony, #R62418 | \$7,460.80 |

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|---------------|----------------|--|--|----------------|
| 20 | DCCV16-595-349 | Co Anderson v Raymond Ellison | 0.288 Acre, more or less, A63, Jacob Snively Surv, Blk 1242B, Tract 11B (V930/P721) 1609 Eilenstein St, #R17872 | \$3,058.00 |
| 21 | DCCV16-655-349 | Co Anderson v Leonard J. Hansen, Jr. | Lots 11 & 13, Blk B, Ranchland Addn (V929/P232) An County Rd 374, #R34787 | \$4,799.44 |
| 22 | DCCV16-737-369 | Co Anderson v Leslie McIver, Jr. | Lot 13, Blk 53, Green Addn (V1457/P302 & V1198/P472) 1205 Conrad, #R30407 | \$5,052.38 |
| 23 | DCCV17-051-349 | Co Anderson v Aileen Marie Cantrell | Lot 7C, Blk B3, Tx Land Co Addn (V154/P602) 705 Cottage, #R35832 | \$1,248.00 |
| 24 | DCCV17-214-349 | Co Anderson v Harold Eugene Barnes | 1.0 Ac, more or less, A7, Isaac Barnett Surv, Blk 1652, Tract 2D1 (V2173/P185) 2175 An County Road 2122, #R832977 | \$3,805.71 |
| 25 | DCCV17-239-3 | Co Anderson v Family Outreach & Resource, Inc. | Lot 5, Blk 6B, Tx Land Co Addn (V2342/P397, OPR) #R36085 | \$6,505.28 |
| 26 | DCCV17-291-369 | Co Anderson v Naomi Johnson Holmes | Lots 1 & 2, Blk E3, Lincoln Hts Addn (V859/P37) Manning St, #R32172 | \$2,121.00 |
| 27 | DCCV17-293-369 | Co Anderson v Walter Broyles | Lots 15, 16, 17, 18, 19 & 20, Blk 3, Moonlite Addn (V851/P234) Ricky Dr, #R33094; R33095; R33096; R33097; R33098, R33099 | \$8,105.28 |
| 28 | DCCV17-378-349 | Co Anderson v Lawson Patterson | Lots 12, 13 & 14, Blk 17, T. W. Moore (V114/P421 & V121/P219) Cummings St, #R33158 | \$3,627.00 |

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|--|----------------|---------------------------------|--|----------|
| <u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW</u> <u>ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u> | | | | |
| 29 | 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 |
| 30 | 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 |
| 31 | 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 |
| 32 | 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 |
| 33 | DCCV15-491-369 | Co Anderson v Richard R. Rhine | Lot 3, Blk 1, Lincoln Heights LDH Addn (V364/P580) W Palestine Avenue, #R32114 (Bid in Trust 3/7/2017) | \$350.00 |
| 34 | DCCV15-539-369 | Co Anderson v Hart Glover | Lot 9, Blk A2, Tx Land Co Addn (V345/P292) 907 San Jacinto, #R35792 (Bid in Trust 3/7/2017) | \$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 (Bid in Trust 3/7/2017) | \$350.00 |
| 36 | DCCV16-388-349 | Co Anderson v Margaret Jackson | Lot 2, Blk 61, O. T. (V821/P813) Murchison St, #R34002 (Bid in Trust 3/7/2017) | \$350.00 |

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|---------------|----------------|-----------------------------------|---|----------------|
| 37 | 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 (Bid in Trust 6/6/2017) | \$1,200.00 |
| 38 | 3-41079 | Co 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 | 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 | \$750.00 |
| 40 | 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 (Bid in Trust 9/5/2017) | \$4,000.00 |
| 41 | DCCV16-633-349 | Co Anderson v Kristopher B. Meyer | Lot 1A, Blk 12, Hamilton Addn, Anderson County, Texas (Volume 1951, Page 334, Deed Records, Anderson County, Texas), N US Hwy 79, #R37836 (Bid in Trust 9/5/2017) | \$350.00 |
| 42 | DCCV16-783-369 | Co Anderson v Green Edwards | Lots 11 & 12, Blk C, Gardendale Annex Addn (V2/P12, Plat Records) 902 Salt Works, #R30053 (Bid in Trust 9/5/2017) | \$2,500.00 |