

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

**March 6, 2018
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 MARCH 6, 2018:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	369-14-5156	Co Anderson v Isaac Lee Ellis	14.48 ac, more or less, A-23, Joseph Ferguson Surv, Blk 715B, Tracts 13 & 13E (V1867/P490) 790 An County Road 307, Frankston, #R12563	\$10,129.00
2	369-14-5261	Co Anderson v K2M, Inc.	Lot 16A, Blk B4, Tx Land Co Addn (V2214/P790) 402 Fort St, #R35867	\$5,848.35
3	DCCV15-240-87	Co Anderson v Carol Thompson	Lot 5, Blk D, Homestead at Fort Houston, Unit 4 (V2275/P481) 305 Shadow Wood Dr, #R842079	\$15,074.98
4	DCCV15-332-369	Co Anderson v Arthur Alexander	Lot 3E & 3G, Blk B, Jackson Addn (V1195/P476) 714 Dorrance, #R31430	\$12,671.39
5	DCCV16-133-87	Co Anderson v Servando Ferretiz	0.4763 ac, more or less, A-63, Jacob Snively Surv, Blk 862, Tract 6 (V2177/P13 OPE) Conway St, #R17757	\$2,572.24
6	DCCV16-298-349	Co Anderson v Walter B. Hatcher	Lot 1C, Blk G, Jackson Addn (V519/P565) 703 Dorrance, #R31499	\$9,258.42
7	DCCV16-658-87	Co Anderson v Jonifica L. Johnson McCall	Lots 1A & 1B, Blk L, Broyles Addn (V604/P52 S & E V881/P897) 1402 S Sycamore St, #R28548	\$8,201.94
8	DCCV17-064-369	Co Anderson v Barbara Fain	a Manufactured Home Only, 2000, Waverlee, 16' x 76', Lab #NTA1054094, Ser #17L06590, located on Lot 9, Quail Valley 2nd Phase, 459 An County Road 364, #M839382	\$2,037.25

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
9	DCCV17-239-3	Co Anderson v Family Outreach & Resource, Inc.	Lot 5, Blk 6B, Tx Land Co Addn (V2342/P397 OPR) 809 Swantz, #R36085	\$7,473.31
10	DCCV17-288-349	Co Anderson v Kenneth P. Musick	5 ac, more or less, A-41 of the Phillip Martin Surv, Blk 395, Tract 7A1 (V1337/P492) 1282 An County Road 163, #R42764	\$9,907.44
11	DCCV17-289-87	Co Anderson v Frank Love	Lots 9 & 10, Blk 1, Lincoln Hts Addn (Western Annex) (V345/P510 & V365/P569) Eilenstein St., #R32265	\$2,050.00
12	DCCV17-599-349	Co Anderson v Aaron Aryanpur	Lots 2B & 3, Blk 45, Micheaux Park Addn (V1888/P331) 504 E Neches, #R32824	\$1,742.83
13	DCCV17-599-349	Co Anderson v Aaron Aryanpur	0.13 ac, more or less, A-63, Jacob Snively Surv, Blk 862-4, Tract 25 (V1888/P331) 901 N Conway, #R17824	\$1,139.92
14	DCCV17-599-349	Co Anderson v Aaron Aryanpur	Lot 6C, Blk D, Nance & Green Addn (V1888/P331) 904 Giraud, #R33484	\$1,130.96
15	DCCV17-599-349	Co Anderson v Aaron Aryanpur	Lot 12, Blk B, Nance & Green Addn (V1888/P331) 905 Giraud, #R33475	\$1,093.00
16	DCCV17-599-349	Co Anderson v Aaron Aryanpur	Lot 18, Blk A1, Tx Land Co Addn (V1888/P331) 207 S Jackson, #R35769	\$1,123.25

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17	DCCV17-599-349	Co Anderson v Aaron Aryanpur	Lots 1B, 2B, 3D & 21, Blk 1B, Tx Land Co Addn (V1888/P331) 613 W Reagan, #R36025	\$1,406.47
18	DCCV17-599-349	Co Anderson v Aaron Aryanpur	5.51 ac, more or less, A-4, John Arthur Surv, Blk 864, Tract 31 (V1884/P319) W Reagan, Palestine, Tx, #R10514, being assessed on the Anderson County Tax Roll as the following 4 accts: (1) 1.03 ac, #R10514; (2) 1.03 ac, #R10515; (3) 2.06 ac, R10516; (4) 1.39 ac, #R826981	\$3,395.45

RESALES

THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TX PROPERTY TAX CODE:

19	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
20	3-41079	County 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)	\$600.00
21	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	\$350.00
22	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

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
23	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)	\$1,200.00
24	3-41404	County of Anderson v Cedric Hutchison	Lot 14D, Blk 84, Tx Land Co Addn (V1644/P34, OPR) 414 Fort St, #R35860 (Bid in Trust 12/5/2017)	\$8,000.00
25	DCCV15-072-369	Co Anderson v Ozora Smith Hicks	Lot 2A, Blk 9, Burkitt/Broyles/Cook Addn (V889/P495) 1113 Dorrance, #R28621 (Bid in Trust 12/5/2017)	\$750.00
26	DCCV15-388-369	Co Anderson v Bettie Ealy	Lot 2B, Blk 9, Burkitt/Broyles/Cook Addn (V199/P487) 1121 Dorrance, #R28622 (Bid in Trust 12/5/2017)	\$750.00
27	DCCV15-388-369	Co Anderson v Bettie Ealy	Lot 2, Blk 10, Burkitt/Broyles/Cook Addn (V58/P612) Dorrance St, #R28633 (Bid in Trust 12/5/2017)	\$750.00
28	DCCV15-388-369	Co Anderson v Bettie Ealy	Lots 3 & 4, Blk 2, Douglas Hts Addn (V378, P19 & 20) Douglas St, #R29437; R29438 (Bid in Trust 12/5/2017)	\$750.00
29	DCCV15-388-369	Co Anderson v Bettie Ealy	Lot 1, Blk 6, Thompson Addn (V175/P276) 1201 Hickory St, #R36146 (Bid in Trust 12/5/2017)	\$500.00
30	DCCV15-388-369	Co Anderson v Bettie Ealy	Lot 14, Blk 6, Thompson Addn (V97/P5 & 318) 1204 Dorrance, #R36159 (Bid in Trust 12/5/2017)	\$750.00

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31	DCCV16-374-369	Co Anderson v George Wells	Lots 6 & 7, Blk 7, Murchison & McDonald by pass (V394/P95) 211 Lowe, #R33326; R33327 (Bid in Trust 12/5/2017)	\$750.00
32	DCCV16-466-349	Co Anderson v C.S. Spencer	Lot 7C, Blk G, West Palestine Hts Addn (V443/P516) 1530 Roberts, #R36359 (Bid in Trust 12/5/2017)	\$350.00
33	DCCV16-466-349	Co Anderson v C.S. Spencer	Lot 2, Rodieck Addn (V600/P175) Covert St, #R35061 (Bid in Trust 12/5/2017)	\$500.00
34	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 (Bid in Trust 12/5/2017)	\$1,200.00
35	DCCV16-655-349	Co Anderson v Leonard J. Hansen, Jr.	Lots 11 & 13, Blk B, Ranchland Addn (V929/P232) An County Rd 374, #R34787 (Bid in Trust 12/5/2017)	\$2,250.00
36	DCCV17-051-349	Co Anderson v Aileen Marie Cantrell	Lot 7C, Blk B3, Tx Land Co Addn (V154/P602) 705 Cottage, #R35832 (Bid in Trust 12/5/2017)	\$500.00
37	DCCV17-291-369	Co Anderson v Naomi Johnson Holmes	Lots 1 & 2, Blk E3, Lincoln Hts Addn (V859/P37) Manning St, #R32172 (Bid in Trust 12/5/2017)	\$750.00
38	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 (Bid in Trust 12/5/2017)	\$4,000.00

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39	DCCV17-378-349	Co Anderson v Lawson Patterson	Lots 12, 13 & 14, Blk 17, T. W. Moore (V114/P421 & V121/P219) Cummings St, #R33158 (Bid in Trust 12/5/2017)	\$1,000.00