

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

**March 5, 2019 at 10:00 am  
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**. 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 include the 2018 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. 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.

If you have any questions, you may contact our office in Palestine at (903) 723-7866.

**PROPERTIES TO BE SOLD ON MARCH 5, 2019:**

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	3-42297	Co Anderson v Elizabeth J. Campos	Lots 42B & 44B, Blk 1, Oakdale Drive Addn (V2301/P152) 302 E. Huffsmith #R33734	\$4,877.92
2	DCCV15-300-349	Co Anderson v Delores Tillis Wright Metoyer et al	10.39 Acres, more or less, A-17, Mark W Dikes Surv, Blk 813, Tr 2B (V1069/P350) odd FM 321 #R66141	\$10,438.70
3	DCCV15-303-87	Co Anderson v Glinnis Dick Thompson	Lot 6, Blk D, DeBard Addn (V981/P121) 815 N Jackson #R28906	\$36,124.28
4			Lot 2A, Blk 1, J L Moser (V1434/P826 S/E V2486/P454 OPR) 713 West Point Tap #R33238	\$2,107.00
5			Lot 2A, Blk B, Broyles Addn (V2001/P500 & V2128/P531 OPR) 1111 S Sycamore St #R28509	\$16,006.78
6			5.42 Acres, more or less, A-4, John Arthur Surv, Blk 880, Tr 8 (V1301/P525 OPR) W Reagan St #R10545	\$18,618.61
7			10.221 Acres, more or less, A-25, William Frost Surv, Blk 931, Trs 2, 5, 5A, 6A & 6A1 (V1047/P1 Land Records & V1533/P11, OPR) ACR 142 #R13012, #R13016, #R835596	\$16,993.59
8			Lot 7, Blk 23, Green Addn (V1421/P193 OPR) 809 1/2 W Green #R30225	\$8,364.06
9			Lot 13R, Blk 44, Green Addn (V1797/P291 OPR) 704 Carolina St #R66866	\$13,286.67
10			Lot 6B, Blk 4, Southview Addn (V2075/P9 & V2214/P682 OPR) 140 Memory Ln #R35316	\$20,113.93
11			Lot 2A, Blk 10, OT Palestine (V1301/P589 OPR) 901 E Poplar St #R69648	\$9,241.99

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
12			0.372 Acre, more or less, f A-4, John Arthur Surv, Blk 882, Tr 40 (V1137/P899 & Easement V1418/P296 OPR) 1732 S Jackson #R10669	\$27,178.59
13			Lot 21, Willowbend #2 (V1582/P471 OPR) 118 Yaupon St #R36718	\$22,797.74
14			Lot 25, Willowbend #2 (V688/P218) 126 Yaupon St #R36721	\$20,160.88
15			6.072 acres, more or less, A-40, Mickum Main Surv, Blk 896, Trs 6,6A & 6C (V819/Pgs 290-317) Daisy Ln #R15383, #R70083, #R46456	\$47,186.97
16			Lots 27A, 27B, 28, 29A & 29B, Willow Bend Addn No. 2 (V737/P711) 101 Daisy Ln #R36723	\$16,281.68
17			Lot 5A, Blk 4, Southview Addn (V480/P452) Kenwood Rd #R35313	\$1,370.00
18			Lots 15 & 16, Blk C, Lincoln Hts/Sunset Ridge (V1285/P384 & V2240/P591 OPR) 215 Maple St #R32238	\$18,306.95
19	DCCV16-176-3	Co Anderson v Terry Paul Stevens II	1.398 Acres, more or less, being Lot 16, Forest Trails Ests (V1392/P219) #R37906-AndersonCo/1940-0000-0016-00A-/2501-000-0160-430 LaPoynorISD	\$7,421.36
20			Lot 9, Blk 1, Wrights Addn (V2311/P633) 312 Grove #R36806	\$2,275.72
21	DCCV16-547-369	Co Anderson v Debra Ann Walker	Lots 1A & 2A, Blk 5B, Texas Land Company (V2311/P631) 707 Swantz #R833007	\$1,790.48
22	DCCV17-176-349	Co Anderson v Artress Price Williams et al	3.11 Acres, more or less, A-65, Samuel G Wells Surv, Blk 848, Tr 4E (V1087/P123) An CR 3724 #R17989	\$6,884.02
23	DCCV17-288-349	Co Anderson v Kenneth P. Musick et al	5 Acres, more or less, A-41Phillip Martin Surv, Blk 395, Tr 7A1 (V1337/P492) 1282 An CR 163 #R42764	\$9,992.70

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
24	DCCV17-298-349	Co Anderson v Laurie Bostic Shiver et al	0.962 Acre, more or less, A-3 George Anding Surv, Blk 1550, Tr 1 (V285/P147 S/E V404, P489) An CR 453 #R10442	\$4,906.00
25	DCCV17-443-87	Co Anderson v Charlie W. Boyd et al	Lot 3, Beaver Creek Ests (V2372/P105) An CR 2405 #R825014	\$5,364.29
26	DCCV17-443-87	Co Anderson v Charlie W. Boyd et al	Lot 5, Beaver Creek Ests (V2372/P105) 4801 An CR 137 #R825018	\$5,364.29
27	DCCV17-465-369	Co Anderson v Brian Steven Wacha et al	An Undivided Interest in 101.36 acres, A-180, AG Campbell Surv, assessed as Trs 1XC3, 1XC5, 1XC6, 1XC6A, Blk 534, 67.544 acres (V2345/P466) 1535 An CR 349 #R20167	\$9,506.90
28	DCCV17-475-87	Co Anderson v Marco Sanchez	Lot 65, Sheridan Terrace Addn (V1636/P372) 107 Romallen Dr #R35211	\$3,825.99
29	DCCV18-009-3	Co Anderson v Sonya L. Butler	16.508 Acres, more or less, A-60 Simon Sanches Surv & A-547, Wm S McDonald Surv, assessed as: Tr 4A Blks 1138 & 1139, & Tr 4B, Blk 1139 (V1018/P409 S/E V1043/P557, V1750/P491; & V1395/P712) An CR 2116 #R17387, #R24176, #R63869	\$7,911.89
30	DCCV18-242-369	Co Anderson v Jerry A. Stone	Tr 8, Blk 1506, being 3.28 Acres, more or less, A-70, Anderson County School Landy Surv (V1742/P314 OPR) 15660 N State Hwy 19 #R18640	\$5,077.65
31	DCCV18-289-3	Co Anderson v Daniel Beaver et al	Lot 9, Blk F, Reagan Addn (V923/P139) Murchison #R66285	\$1,523.00
32	DCCV18-294-349	Co Anderson v L.T. Green et al	0.3559 Acre, more or less, A-65 Samuel G Wells Surv, Tr 19, Blk 867 (V310/P354) Market St #R18279	\$3,484.00
33	DCCV18-300-3	Co Anderson v Charlie Cotton et al	Lot 25, Blk 1, Lincoln Hts Addn (V374/P283) 610 Booker #R32127	\$1,250.00
34	DCCV18-324-87	Co Anderson v Martin M. Stevenson et al	Lot 26, Willowbend #2 Addn (Map Envelope #118b Plat Records) 110 Daisy Ln #R36722	\$6,653.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
35	DCCV18-343-349	Co Anderson v Dorma Jean Probst et al	Lot 16, Pineywoods #1 Addn (V834/P459) An CR 319 #R38186	\$2,655.56
36	DCCV18-361-349	Co Anderson v Leroy Austin	Lot 3, Blk 1, Summers & Johnson Addn #1 (V1097/P595) Head St #R65892	\$1,250.00
<b>RESALES</b>				
<b><u>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:</u></b>				
37	87-11297	County of Anderson v Mack Bell et al	Pt of Lt 4, Blk E, Jacksons Addn (V833/P629) 900 S Fulton St - #R31476 Bid in Trust 12/4/2018	\$750.00
38	87-12154	Co Anderson v Hazel L Johnson	Lts 11 & 12, Blk 18, TW Moore Addn (V278/P302 & V291/P82) 1205 Cummins #R33172 Bid in Trust 9/4/2018	\$1,500.00
39			Lts 17, 18 & 19 Blk 18, TW Moore Addn (V77/P2, V270/P799,V325/P527) Broyles St #R33175, R33176, R33177 Bid in Trust 9/4/2018	\$750.00
40	DCCV16-262-369	Co Anderson v Eli Gray	3.84 Acs, more or less, A-63, Jacob Snively Surv, Blk 861, Tr 29 (V850/P574) Coffee St #R46516 Bid in Trust 9/4/2018	\$4,000.00
41	DCCV16-439-369	Co Anderson v Annie Clewis	Lt 14A, Blk 5, Murchison & McDonald Addn (V515/P 584 S&E V730/P123 & V734/P90) 314 Lowe St - #R33286 Bid in Trust 12/4/2018	\$350.00
42			Lt 10, Blk 3, Douglas Hts Addn (V394/P443) Lincoln St - #R29447 Bid in Trust 12/4/2018	\$500.00
43			Lt 12, Blk 3, Douglas Hts Addn (V402/P8) Lincoln St - #R29449 Bid in Trust 12/4/2018	\$500.00
44	DCCV16-466-349	Co Anderson v CS Spencer	Lt 2, Rodieck Addn Texas (V600/P175) Covert St #R35061 Bid in Trust 12/5/2017	\$350.00
45	DCCV16-633-349	Co Anderson v Kristopher B Meyer	Lt 1A, Blk 12, Hamilton Addn (V1951/P334) N US Hwy 79, #R37836 Bid in Trust 9/5/2017	\$350.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
46	DCCV17-139-369	Co Anderson v Romanito Capitly	1.25 Acs, more or less, A-40, Main Mickum Surv, Blk 896, Tr 8 (V365/P539) 221 Renner Rd - #R15386 Bid in Trust 12/4/2018	\$2,000.00
47	DCCV17-307-369	Co Anderson v Lizzie Betts	1 Ac, more or less, A-4, Arthur John Surv, Blk 1215, Tr 24 (V136/P49) 132 Variah - #R10741 Bid in Trust 12/4/2018	\$2,000.00
48	DCCV17-334-3	Co Anderson v Katie L Johnson	1.316 Acs, more or less, A-4, John Arthur Surv, Blk 881, Trs 12C & 14 (V899/P 836) S Jackson St - #R10615 Bid in Trust 12/4/2018	\$2,500.00
49			Lts 1 & 2, Blk C, Word Annex (V796/P22) 1415 S Sycamore St - #R36792 Bid in Trust 12/4/2018	\$1,500.00
50	DCCV17-600-349	Co Anderson v Mary Baker	0.076 Ac, more or less, A-63, Jacob Snively Surv, Blk 862-I, Tr 5 (V902/P843) 931 Rampart St - #R17755 Bid in Trust 12/4/2018	\$750.00
51	DCCV17-674-349	Co Anderson v Delbert Lee Gibson	Lts 1, 2, 3 & 4, Blk B, Gardendale Addn Annex (V1970/P192) Victory St - #R30036 Bid in Trust 12/4/2018	\$2,500.00
52	DCCV17-677-349	Co Anderson v Charlie Session	Lt 18, Blk 17, T. W. Moore Addn (V807/P669) 816 Haw - #R33160 Bid in Trust 12/4/2018	\$750.00
53	DCCV17-715-3	Co Anderson v Carri N Mayor	Lt 312, Pineywoods #1 (V1472/P383) PR 7119 -#R38467 Bid in Trust 12/4/2018	\$1,000.00