

**DELINQUENT TAX SALE
BOWIE CENTRAL APPRAISAL DISTRICT
April 3, 2018 at 10:00 AM
Courthouse Steps, New Boston, Bowie County, 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 Bowie County District Clerk. 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 Bowie Central Appraisal District 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 New Boston at (903) 628-4712.

PROPERTIES TO BE SOLD ON APRIL 3, 2018, BOWIE COUNTY, TEXAS:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
1	16C1443-102	Bowie Central Appraisal District v Samuel P. Estell	0.35 Acre, more or less, out of Abstract 119 of the George Collum Survey (Bowie CAD Tract #222), Bowie County, Texas (Volume 463, Page 449, Deed Records, Bowie County, Texas) Account #04280031300 Judgment Through Tax Year: 2016	\$1,200.00		
2	16C1670-102	Bowie Central Appraisal District v Charles Lea Barfield	Lot 8, Block 1, Deloach & Mabry Addition to the City of Texarkana, Bowie County, Texas (Volume 4984, Page 243, Deed Records, Bowie County, Texas), 2704 Magnolia, Texarkana, Texas 75503-4210 Account #05560000600 Judgment Through Tax Year: 2016	\$13,000.00		
3	16C1673-102	Bowie Central Appraisal District v Virginia Gentry	Lot 10, Block 19, Rochelle Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 626, Page 175, Deed Records, Bowie County, Texas), 3612 Pine Street, Texarkana, Texas 75503-3347 Account #20300009500 Judgment Through Tax Year: 2016	\$2,000.00		
4	16C1674-102	Bowie Central Appraisal District v B.J. Edward Albert	Lot 22, Block 8, Feinberg Heights Addition, City of Texarkana, Bowie County, Texas (Volume 5833, Page 73, Deed Records, Bowie County, Texas), 1618 West 15th Street, Texarkana, Texas 75501-3611 Account #07820016900 Judgment Through Tax Year: 2016	\$750.00		
5	17C0037-102	Bowie Central Appraisal District v Edna Price Buford	3.73 Acres, more or less, out of Abstract 635, of the Coleman Watson Survey, Bowie County, Texas (Tract 10 in Volume 1959, Page 4, Deed Records, Bowie County, Texas) Account #27920001501 Judgment Through Tax Year: 2016	\$4,000.00		
6	17C0119-102	Bowie Central Appraisal District v Bobby E. Spann, Jr.	Lot 12, Block 6, Triggs Addition to the City of Texarkana, Bowie County, Texas (Volume 5472, Page 312, Deed Records, Bowie County, Texas), 410 Texas Blvd., Texarkana, Texas 75501 Account #03840002400 Judgment Through Tax Year: 2016	\$3,000.00		
7	17C0121-102	Bowie Central Appraisal District v Ulyssess Moore	Lots 1 and 2, Block 4, Greater Texarkana Addition to the City of Texarkana, Bowie County, Texas (Volume 539, Page 373, Deed Records, Bowie County, Texas) Account #09260000600 Judgment Through Tax Year: 2016	\$500.00		
8	17C0121-102	Bowie Central Appraisal District v Ulyssess Moore	0.69 Acre, more or less, out of Abstract 434 of the M E P & P Rwy Co. Survey, City of Texarkana, Bowie County, Texas (Volume 539, Pages 373 and 374, Deed Records, Bowie County, Texas) Account #15640002200 Judgment Through Tax Year: 2016	\$1,200.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
9	17C0122-102	Bowie Central Appraisal District v David C. Sutton	Lot 6, Block 12, Wake Village Addition to the City of Wake Village, Bowie County, Texas (Volume 3530, Page 297 and Volume 3632, Page 29, Deed Records, Bowie County, Texas), 421 Midway, Wake Village, Texas 75501-6147 Account #27380035800 Judgment Through Tax Year: 2016	\$5,000.00		
10	17C0135-102	Bowie Central Appraisal District v James D. Perkins	Lots 4 and 5, Block 7, Watts Heights Addition to the City of Nash, Bowie County, Texas (Volume 4635, Page 85, Deed Records, Bowie County, Texas), 307 Watts Street, Nash, Texas 75569-2407 Account #28120047600 Judgment Through Tax Year: 2016	\$3,000.00		
11	17C0136-102	Bowie Central Appraisal District v Emma Phillips	all of Block 27, Flower Acres Subdivision, City of Texarkana, Bowie County, Texas (Volume 3272, Page 194, Deed Records, Bowie County, Texas), 2220 Flower Acres Road, Texarkana, Texas 75501-7922 Account #07940002201 Judgment Through Tax Year: 2016	\$1,500.00		
12	17C0136-102	Bowie Central Appraisal District v Emma Phillips	all of Block 26, Flower Acres Subdivision, City of Texarkana, Bowie County, Texas (Volume 3272, Page 194, Deed Records, Bowie County, Texas), 2220 Flower Acres Road, Texarkana, Texas 75501-7922 Account #07940002200 Judgment Through Tax Year: 2016	\$11,000.00		
13	17C0136-102	Bowie Central Appraisal District v Emma Phillips	all of Block 25, Flower Acres Subdivision, City of Texarkana, Bowie County, Texas (Volume 3272, Page 194, Deed Records, Bowie County, Texas), 2220 Flower Acres Road, Texarkana, Texas 75501-7922 Account #07940002199 Judgment Through Tax Year: 2016	\$750.00		
14	17C0138-102	Bowie Central Appraisal District v Claude Whittle	Lot 11, Block 133, Triggs Addition to the City of Texarkana, Bowie County, Texas (Volume 4918, Page 206, Deed Records, Bowie County, Texas), 1320 Pine Street, Texarkana, Texas 75501 Account #03841026600 Judgment Through Tax Year: 2016	\$3,000.00		
15	17C0141-102	Bowie Central Appraisal District v Richard Williams	the North part of Lot 1, Block 2, East Hooks Courts Addition to the City of Hooks, Bowie County, Texas (Volume 2274, Page 17, Deed Records, Bowie County, Texas), 104 Marshall Street, Hooks, Texas 75561 Account #06500001500 Judgment Through Tax Year: 2016	\$500.00		
16	17C0384-102	Bowie Central Appraisal District v John E. Landon	Lot 14, Block 1, Wades Buchanan Avenue Addition to the City of Texarkana, Bowie County, Texas (Volume 145, Page 438, Deed Records, Bowie County, Texas) Account #27200001100 Judgment Through Tax Year: 2016	\$500.00		
17	17C0384-102	Bowie Central Appraisal District v John E. Landon	Lots 12 and 13, Block 1, Wades Buchanan Avenue Addition to the City of Texarkana, Bowie County, Texas (Volume 186, Page 510 and Volume 194, Page 220, Deed Records, Bowie County, Texas), 2210 Parkham, Texarkana, Texas Account #27200001000 Judgment Through Tax Year: 2016	\$500.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
18	17C0421-102	Bowie Central Appraisal District v Eva Faye Bly	the East 127 Feet of Lot 1, Block 2, Heritage Manor Revised First Addition to the City of Texarkana, Bowie County, Texas (Volume 805, Page 42, SAVE AND EXCEPT that property described in Volume 2495, Page 304, Deed Records, Bowie County, Texas), Pleasant Grove Road, Texarkana, Texas Account #10540000601 Judgment Through Tax Year: 2016	\$1,500.00		
19	17C0507-102	Bowie Central Appraisal District v Jennifer Hicks	Two Acres, more or less, out of Abstract 638, of the P.S. Wyatt Survey, Bowie County, Texas (Volume 4879, Page 17, Deed Records, Bowie County, Texas), 1463 County Road 4101, New Boston, Texas Account #30220000600 Judgment Through Tax Year: 2016	\$16,000.00		
20	17C0521-102	Bowie Central Appraisal District v James S. Jones	a Residence Only, located on the North 80 feet of Lot 9 and all of Lot 10, Jasons Place Addition, Bowie County, Texas (Document No. 2015-13124, Official Public Records, Bowie County, Texas), 3205 Jason Lane, Texarkana, Texas 75503-9027 Account #11830001001 Judgment Through Tax Year: 2016	\$3,600.00		
21	17C0924-102	Bowie Central Appraisal District v Brandon Goodwin	Lot 10, Block 3, Glenwood Terrace Addition to the City of DeKalb, Bowie County, Texas (Instrument #2016-2865 of the Deed Records, Bowie County, Texas), 509 East Fannin Street, De Kalb, Texas 75559-1838 Account #08860001600 Judgment Through Tax Year: 2016	\$3,600.00		
22	17C0928-102	Bowie Central Appraisal District v Donald G. McDonald	12 Acres, more or less, out of Abstract 329 of the John Kittrell Headright Survey, and out of Abstract 709 of the Ezra Knapp Headright Survey, Bowie County, Texas (Volume 5556, Page 175 of the Deed Records, Bowie County, Texas), CR 3012 Account #12620006900 Judgment Through Tax Year: 2016	\$2,900.00		
23	17C0974-102	Bowie Central Appraisal District v Eva N. Provence	Lots 2 & 3, Block 1, Mooreland Addition to the City of Hooks, Bowie County, Texas (Volume 4947, Page 237 of the Deed Records, Bowie County, Texas), 105 East Avenue C, Hooks, Texas 75561 Account #16420000200 Judgment Through Tax Year: 2016	\$2,000.00		