

DELINQUENT TAX SALE - THE COUNTY OF HILL, TEXAS AND HILL COUNTY APPRAISAL DISTRICT, HILL COUNTY, TEXAS

April 7, 2026 at 10:00AM

Courthouse Steps

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Hill County Tax 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. The minimum bid amount includes taxes which were delinquent at 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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. Purchasers may have to pay for these liens.
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If you have any questions, you may contact our office in Round Rock at (512) 323-3200, or on our website at www.mvbalaw.com under Tax Sales.

PROPERTIES TO BE SOLD ON APRIL 7, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	12136A	Hillsboro Independent School District v Johnnie Mae Chatham et al	Part of Lot 17, Sweeney Addn, assessed as Lot 17A, Sweeney Addn, to the City of Hillsboro, (V819/P270 and P273, OPR), 432 Park Drive, Account #114846	\$23,180.94
2	T056-18	Hubbard Independent School District v James Blance Taliaferro et al	3.00 Acres, +/-, out of A#185 of the Thomas Cook Survey, Tract 4E, Hill Co, TX (V225/P442, DR), (off) HCR 3335, Account #135285	\$10,141.91
3	T116-20	The County of Hill, Texas v Willie D. Brooks, et al	Part of Lot 1, Block 56, McMullen Addn, assessed on the tax rolls as Lot 1C, Block 56, McMullen Addn, City of Hillsboro, (V1447/P400, OPR), 202 1/2 3rd St, Account #101465	\$3,174.01
4	T105-21	The County of Hill, Texas v Derrick Andre McGill, et al	Part of Lot 8, Block 27, Browder Addn, assessed on tax rolls as Lot 8A, Block 27, Browder Addn, City of Itasca, (V734/P780,DR & V738/P668, DR) 409 S Aquilla St, Account #160006	\$5,426.48
5	T165-21	The County of Hill, Texas v Sharon Elisha Jackson, et al	Part of Lots 31 & 32, Buck Addn, assessed on tax rolls as Lots 31B and 32B, Buck Addn, City of Hillsboro, (V435/P227, DR), 306 Matthew St, Account #102339	\$11,390.00
6	T029-23	The County of Hill, Texas v Miguel Estrada	Lots 1 & 2 and Part of Lots 13 & 14, Block 8, Rose Hill Addn, assessed in tax rolls as Lots 1, 2, 13A & 14A, Block 8, Rose Hill Addn, (V2158/P474, OPR), 718 Abbott Ave, Account #134327	\$17,360.61
7	T030-23	The County of Hill, Texas v Rachel Michelle Mangan	0.744 Acre, +/-, out of the John H. Dillard Survey, A#245 and an attached Manufactured Home, assessed on tax rolls as Tract 11D, (V1917/P227, OPR), 3032 State Highway 22, Account #139489	\$6,709.29
8	T063-23	The County of Hill, Texas v Jesus Zuniga Cardenas	Part of Lot 7, Block 3, Duncan Addn, City of Hillsboro, (V1192/P578, OPR) 215 Duncan St, Account #112384	\$1,091.00
9	T089-23	The County of Hill, Texas v Yolanda Green et al	0.295 Acres, +/-, out of the J. A. Carothers Survey, A#148, assessed on tax rolls as Tract 1, Lot 5B, (V1325/Page 7, OPR), 113 4th St, Account #113213	\$5,431.12
10	T012-24	The County of Hill, Texas v Duran Lee Harris, et al	0.02496300 R.L., V9990, VAN ES, UNIT W # 1-H, VENADO OPERATING COMPANY LLC, ABST 571 Account #378037	\$973.00
11	T001-25	The County of Hill, Texas v Sheila Ray Wilson, et al	Part of Lot 59, Craig Addn, assessed on tax rolls as Lot 59B, City of Hillsboro, (V594/P365, DR), 205 Corsicana St, Account #112185	\$153,543.13
12	T027-25	The County of Hill, Texas v Roman Hernandez Cruz, et al	Lot 44, Abney Addn, City of Hillsboro, (V1843/P758, OPR), 204 Vineyard, Account #101413	\$1,021.00
13	T061-25	The County of Hill, Texas v Jeff W. Egger et al	Lot 3, Block 1, Park Terrace Addn, City of Hillsboro, (V2147/P850, OPR), 104 Forest Lane, Account #114337	\$22,203.03
14	T067-25	The County of Hill, Texas v Johnnie Mae Outley, et al	Part of Lot 29, Buck Addn, assessed on the tax rolls as Lot 29A, Buck Addn, to the City of Hillsboro, (V1124/P831, OPR), 316 Matthew Street, Account #111915	\$11,240.50
15	T070-25	The County of Hill, Texas v C. W. Brooks, et al	3.23 acres, +/-, out of the Leon County School Land Survey, A#517, assessed on the tax rolls as Tract 4A #32 (V356/P406, DR), Road 3102, Account #110531	\$9,540.12
16	T104-25	The County of Hill, Texas v Juaquin Avila, et al	Being part of Lot 26, McMullen Addn (an unrecorded plat), assessed on the tax rolls as Lot 5, Block 26, McMullen Addn, City of Hillsboro, (V2013/P91, OPR), 123 South Pleasant St, Account #113906	\$3,463.07
17	T105-25	The County of Hill, Texas v Mildred Louise Stewart	Lots 3, 4 and 5, Block 32, Original Townsite City of Itasca, (V621/P179, DR), 308 W Monroe St, Account #119606	\$12,342.82
18	T105-25	The County of Hill, Texas v Mildred Louise Stewart	Lot 6, Block 32, Original Townsite City of Itasca, (V967/P265, OPR), W Monroe St, Account #101680	\$2,117.07
19	T130-25	Hillsboro Independent School District v Miguel Garcia, II, et al	Lot 29, McMullen Addn (an unrecorded plat) assessed on tax rolls as Lot 1, Block 29, McMullen Addn (an unrecorded plat), (V1740/P76, OPR), 320 E Elm St, Account #113917	\$5,035.79

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
20	T138-25	Malone Independent School District v Benny Perry, et al	Lot 1, Block 34, Original Town Malone, City of Malone, (V333/P51, DR), N. Cedar Street, Account #107297	\$1,950.00
RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
21	T082-22	The County of Hill, Texas v Floyd Williams, et al	Part of Lot 104, Craig Addn and part of Lot 6, Sweeney Addn, assessed on tax rolls as Lot 6A, Sweeney Addn, being 0.256 Acre, +/-, (V764/P774, DR) 423 Park Dr, Account #114815 (Bid in Trust 10/3/2023)	\$10,580.00