

**DELINQUENT TAX SALE
HILL COUNTY APPRAISAL DISTRICT, THE COUNTY OF HILL, TEXAS AND THE CITY OF ITASCA, TEXAS
HILL COUNTY, TEXAS**

**May 1, 2018 at 10:00 A.M.
Hill County Courthouse Steps; Hillsboro, 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 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.
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 Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON MAY 1, 2018:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	11646A	Hillsboro ISD v Dorothy H. Jackson	Part of Lot 5, Vineyard Addn, Texas assessed on the tax rolls as Lot 5B, Vineyard Addn (V883/P557 OPR) 99 Vineyard, Hillsboro, #115128	\$17,031.91
2	11672A Hubbard ISD v Henry Cosey		Part of Lots 7 & 8, Blk 77, O.T., assessed on the tax rolls as Lots 7A & 8, Blk 77, O.T. (V506/P1027) 106 S. Maple, Hubbard, #100998	\$6,858.76
3			Lots 40 & 41, Edgewood Addn (V1087/P83 OPR) 301 N. Miller, Hubbard, #134422	\$5,686.34
4	11696A	Hubbard ISD et al v Paul Evans	Improvement Only being a Manufactured Home, Crest Ridge, 16' x 80', Serial #CRHTX269368000649, Label #TEX0481738, located on Lots 1 & 2, Blk 3, City Park Addn, 506 NE 7th St., Hubbard, #352790	\$5,940.00
5	11837A	Co Hill v Robert C. Hill	Lots 260 & 261, Lake Whitney Estates (V881/P395 OPR) 120 Scenic Dr, Whitney, #128405 & #128406	\$19,245.17
6	11982A	Blum ISD v Weldon Applegate	Lot 3 & 50' of St., Blk 18, O.T. (V451/P90 & V692/P397) and a Manufactured Home, E 6th St., Blum, #100127 & #355356	\$4,709.83
7	12010A	Hubbard ISD v Walter Jenkins	32.00 ac, more or less, A-703, W. Powers Surv, Tr 4 (V400/P395 & 396 S&E V432/P298) HCR 3322 LP, Hubbard, #116807	\$12,205.54
8	12062A	Hubbard ISD et al v William J. Everett	Lot 3, Blk 107, O.T. (V586/P625) 303 Cactus Ave, Hubbard, #101390	\$3,157.63
9	12063A	Hillsboro ISD et al v James B. Handy	Part of Lots 57 & 58, George Addn (V681/P261) 204 Davis, Hillsboro, #105063	\$4,167.47
10	12093A & T077-17	Hubbard ISD v A.M. Wren Hubbard ISD v Windell L. Wren	Part of Lots 5 and 6, Blk 113, O.T., assessed on the tax rolls as Lots 5B & 6B, Blk 113, O.T. (V156/P804) 407 S Live Oak Ave, Hubbard, #117562	\$6,000.00
11	12096A	Aquilla ISD v Billy R. Adams	Lot 7 (2.61 ac), Aquilla Oaks Estates, and a Manufactured Home, Barrington, 28' x 64', Label #TEX0234825/26, Serial #TXFL2AC048401296 (V1108.P229 OPR) 400 HCR 2126, Aquilla, #104670	\$17,093.67
12	12124A	Hubbard ISD v Donny R. Simmons	Part of Lots 1 & 3, and alley, and Lots 1B & 3B, Hunt Addn, and part of Lots 7 & 8, Blk 103, O.T. (V715/P566, Deed Records, and V1757/P743, OPR) 306 S Walnut Ave & 600 SW 4 th St, Hubbard, #117581 & #104045	\$6,824.34
13	12132A	Co Hill v Laura Ward	a Manufactured Home Only, 28' x 48', Stonebrook, Redman Homes, Label #PFS0559449/50, Serial #12329033A/B, located on Lot 483, Lake Whitney Estates, 202 Cherry Rd, Whitney, #353904	\$9,043.25
14	12141A	Hillsboro ISD v Gripino Martinez	a Manufactured Home Only, 14' x 42', Label #TEX0236493, Serial #12825B466S47159, located on A-392, I.D. Houston Surv, Tr 18A, Space 2B, Hillsboro, #356422	\$5,462.83
15	12184A	Hillsboro ISD v Jacqueline Fennel	Lot 47A, Buck Addn, being the E1/2 of Lot 47, Buck Addn (V1287/P559 OPR) 305 Mark St., Hillsboro, #111927	\$7,270.00
16	12196A	Co Hill v David Lynn Ables	Lot 71A, Loma Linda Addn (V651/P217) 100 Red Bird Ln, Whitney, #100013	\$6,227.99

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
17	12204A	Co Hill v Robert H. Barron, II	1.733 ac, more or less, A-556, M. Madrigal Surv, Tr 36A-2A (V1571/P285 OPR) 952 SH 22, Whitney, #355104	\$8,966.53
18	12229A	Hillsboro ISD v Allen Hodge	Lot 44A, assessed as E1/2 of Lot 44, Buck Addn (V305/P363) 215 Mark St., Hillsboro, #102154	\$1,160.00
19	12238A	Aquilla ISD v Danny W. Busby	2.97 ac, more or less, A-874, G.W. Shelton Surv, Tr 4A (V987/P554 OPR) 392 HCR 2224 E, Aquilla, #116044	\$10,072.19
20	12244A	Aquilla ISD v Susan Charlene French	0.20 ac, more or less, A-1, Wm Brooks Surv, Tr 31I, Lot 14 (V1282/P782, OPR) 175 PR 221, Aquilla, #376190	\$3,299.28
21	12261A Blum ISD v Thurman V. Hudson		Lot 10, Tr 3, being an undivided 50% interest in 10.627 ac, more or less, A-715, S. Pool Surv (V1478/P135 OPR) FM 933, Blum, #390366	\$4,579.22
22			Lot 17, Tr 3, being an undivided 50% interest in 10.626 ac, more or less, A-715, S. Pool Surv (V1478/P135 OPR) PR 196, Blum, #390368	\$3,297.05
23	T005-17	Hubbard ISD v Joshua Ralph Couch	S ½ of Lot 5, Blk 33, O.T. (V1362/P47 OPR) 501 NE 3rd St., Hubbard, #102225	\$4,000.00
24	T031-17	Itasca ISD v Victor Garcia	0.92 ac. more or less, A-300, J. Fisher Surv, Tr 13B (V1879/P190 OPR) 931 Mill St., Itasca, #118207	\$4,118.33
25	T036-17 Malone Independent School District v Dee Elaine Muesse Kincaid		26.30 ac, more or less, A-305, M. Fisher Surv, Tr 5 (V1908/P8 OPR) FM 744, Malone, #121326	\$3,593.02
26			70.89 Ac, more or less, A-951, C. Watson Surv, Tr 3 (V1908/P8 OPR) FM 744, Malone, #121565 & #121573	\$12,858.81
27			Lots 13, 14, 15 & 16, Blk 14, O.T. (V1326/P235 OPR) W Mesquite, Malone, #121690	\$2,447.63
28	T069-17	City of Whitney v Kevin Ray Adams	Lot 6, Blk 2, Grantham Addn No. 1(V1526/P215 OPR) 500 S Colorado St, Whitney, #131002	\$8,659.08
29	T073-17	Mount Calm ISD v Paul E. Kris	Being all of Lot 6, and fractional of Lot 5, Blk 21, Nickles & Oates Addn, and also fractional of Lot 5, Blk 21, O.T. (V632/P117) 118 NE 3rd St., Mount Calm, #102670	\$2,397.68
30	T080-17	Hubbard ISD v Kelly Wayne Weaver	Lots 7 & 8, Blk 113, O.T. (V677/P831) 305 SE 5th St., Hubbard, #117563	\$5,660.35
31	T083-17	Mount Calm ISD v Loretta Tolliver	Lot 12, Blk 19, O.T. (V1357/P349 OPR) 202 Huey Ave, Mount Calm, #123399	\$4,380.00
32	T116-17	Itasca ISD v Van Jarmon	North part of Lot 1, Blk 35, Browder Addn (V462/P489) 500 S Hill St., Itasca, #106674	\$6,869.20
33	T117-17	Hubbard ISD v Gary Lynn Lenox	Being 140' x 160' out of Blk 21, O.T. (V1146/P242 OPR) 500 NW 4th St., Hubbard, #117189	\$5,222.04
34	T136-17	Itasca ISD et al v Tom Phillips	Lot 8, Blk 30, Browder Addn (V409/P38) W Marrion St., Itasca, #119351	\$620.00
35	T147-17	Hillsboro ISD v Tina Marie Gill	Lot 6B, Blk 17, Steiner Donation Addn (V1721/P423 OPR) 214 Smith St., Hillsboro, #114742	\$6,113.27
36	T155-17 Itasca ISD v Patricio Saldierna		Lot 30, Green Acres Subd (V728/P618) 812 Loom St., Itasca, #104062	\$5,631.64
37			Lot 8, Green Acres Subd (V702/P544) 800 Mill St., Itasca, #100914	\$7,492.86
38	T166-17	Hillsboro ISD v Allison Elizabeth Connolly	Lot 1C, Buck Addn (V595/P368) 421 South Waco St., Hillsboro, #111898	\$2,480.00
39	T179-17	Hillsboro ISD v Bo Sweeney	Lot 23E, Sweeney Addn (V182/P356) S Abbott St., Hillsboro, #104461	\$2,480.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
RESALES				
<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>				
40	11569A	Hubbard ISD et al v Charles L. Clark	Lot 4, Blk 104, O.T. (V401/P162) S.W. 3rd St & S. Walnut Ave, Hubbard, #100855 (Bid in Trust 8/5/2014)	\$500.00
41	12123A	Hillsboro ISD v Christine Algeritta Sewell Harris Brown	Lot 62, Buck Addn (V427/P157) 304 Mark, Hillsboro, #111941 (Bid in Trust 11/7/2017)	\$1,000.00
42	12147A	Hillsboro ISD v Mary Moss Hodge	Lot 32, Blk 67, McMullen Addn, assessed as part of Lot 67 (V700/P383) 107 Barnes St., Hillsboro, #134314 (Bid in Trust 11/7/2017)	\$3,000.00
43	12193A	Hillsboro ISD v Ysaías Villarreal	Lots 84, 85A & 86B, George Addn (V896/P63, OPR) 107 Carter St, #103695 (Bid in Trust 11/7/2017)	\$1,000.00
44	12202A	Hubbard ISD v Edward Barree	Lot 5, Blk 95, OT (V312/P627) 506 SW Third St, #100275 (Bid in Trust 11/7/2017)	\$700.00
45	12222A	Hillsboro ISD v T.A. Anderson	Lot 3A, Tract 1, A148, J Carothers Surv (V323/P60) 107 4th St, #100103 (Bid in Trust 11/7/2017)	\$1,000.00
46	12223A	Hubbard ISD v Charles B. Goodlow	Lot 2, Blk 1, Deshay Addn (V372/P185) SW Fourth St, #117040 (Bid in Trust 11/7/2017)	\$500.00
47	8506A	City of Hubbard v Est of John Cooper	Lot 4, Blk 107, O.T. (V1067/P604) S Bois D'Arc Ave, #100963 (Bid in Trust 5/2/2000)	\$500.00
48	10488A	Hubbard ISD v Sie McGrew	Lot 5, Blk 97, O.T. (V315/P150) SW 3rd St & S Mesquite Ave, #117534 (Bid in Trust 11/6/2012)	\$500.00
49	11224A	Hubbard ISD et al v Elmer Joyce Davis AKA Elmir Davis	Lot 2, Blk 117, O.T. (V405/P89) 203 SW 4 th St, #101136 (Bid in Trust 11/6/2012)	\$500.00
50	11227A	Hillsboro ISD, Et Al v Clara L. Polk	Lot 49, A148, J. Carothers Surv, Tr 30 (V420/P299) #103705 (Bid in Trust 2/4/2014)	\$500.00
51	11496A Hubbard ISD v Albert Hunt		Lot 22, Hunt Addn, (V357/P10) #102268 (Bid in Trust 8/5/2014)	\$500.00
52			Lot 20, Hunt Addn (V162/P78) #102267 (Bid in Trust 8/5/2014)	\$500.00
53	11285A	Hubbard ISD et al v Joe Johnson	Lot 7A, Blk 92, OT (V1220/P123 OPR) #107014 (Bid in Trust 4/2/2013)	\$500.00
54	T027-17	Hubbard ISD v Floyd Moore	Lot 5, Blk 92, O. T. (V67/P383) SW Third St & Cactus Ave, Hubbard, #103321 (Bid in Trust 2/6/2018)	\$700.00
55	T076-17	Co Hill v William E. Watkins, III	Lot 39, White Bluff #22 (V958/P634 OPR) 22039 Raintree Ct, Whitney, #144710 (Bid in Trust 2/6/2018)	\$6,000.00