

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

**June 5, 2018 at 10:00 A.M.
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. The minimum bid includes the current tax year (2017). 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.

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

PROPERTIES TO BE SOLD ON JUNE 5, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	87-11932	The County of Anderson, Texas v Thomas Fields, Jr. et al	1 ac, more or less, Jose Chrino Surv, A-168, Tr 4A, Blk 703 (V2132/P499) An County Road 3112, #R19944	\$3,266.63
2	87-11932	The County of Anderson, Texas v Thomas Fields, Jr. et al	A Manufactured Home, 1997, Palm Harbor, 28' x 76', DW, Label #PFS044800, Serial #MP1548757AB, located on A-168, Jose Chrino Surv, Tr 4D, Blk 703, An County Road 3112, #M835198	\$6,218.77
3	349-7196	The County of Anderson, Texas v Virginia L. Anderson et al	Lots 10 & 11, Blk 2, Venture North (V1346/P139) Bentwood Dr, R36229	\$10,523.65
4	DCCV16-298-349	The County of Anderson, Texas v Walter B. Hatcher et al	Lot 1C, Blk G, Jackson Addn (V519/P565) 703 Dorrance, R31499	\$5,241.07
5	DCCV16-386-369	The County of Anderson, Texas v Vera Lee Kennedy et al	Lot 5, Blk 9, Fairview Addn (V2352/P340, 344 & 348) E Reagan St, #R29701	\$3,656.65
6	DCCV16-580-369	The County of Anderson, Texas v Ace Craig O'Neal et al	0.9 Ac, more or less, A-63, Jacob Snively Surv, Blk 1242A, Tr 12 (V1634/P880) 1105 W Palestine Ave, #R17897	\$11,236.36
7	DCCV16-654-3	The County of Anderson, Texas v Patricia Ann Seale Ward	Undivided Interest in Lots 11XA, 12XA, 13XA, 14XA, 15XA & 16XA, Blk 23, City of Neches (V791/P235) Main St, Neches, #R66221	\$3,414.00
8	DCCV16-657-349	The County of Anderson, Texas v Charles Denman et al	10 acs, more or less, A-709, John Scaggs Surv, Blk 38B, Tr 6A (V1908/P386) 14669 US Highway 79, #R42319	\$11,432.25

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	DCCV17-239-3	The County of Anderson, Texas v Family Outreach & Resource, Inc.	Lot 5, Blk 6B, Tx Land Co Addn (V2342/P397 OPR) 809 Swantz, #R36085	\$7,972.40
10	DCCV17-290-369	The County of Anderson, Texas v Harold Younger, Jr.	0.13 acs, more or less, A-63, Jacob Snively Surv, Blk 1242B, Tr 25 (V1730/P280) 1504 W Palestine Ave, #R17907	\$4,136.99
11	DCCV17-317-349	The County of Anderson, Texas v Carolyn Sue Parker et al	0.207 ac, more or less, A-65, G. Samuel Surv, Blk 859, Tr 41 (V1894/P407) 913 Birch St, #R1816	\$8,380.71
12	DCCV17-332-369	The County of Anderson, Texas v Reginald Bowser et al	Lot 2, Blk 1, Tower Addn (V602/P566) 207 Daily St, #R36162	\$4,977.85
13	DCCV17-367-369	The County of Anderson, Texas v Jose Ramirez et al	0.364 ac, more or less, A-40, Mickum Addn, Blk 873, Trs 1A & 1B (V2436/P442) 1330 E US Hwy 84, #R825044	\$5,279.22
14	DCCV17-468-369	The County of Anderson, Texas v Paul Calhoun Enterprises II, Inc.	Lot 1, Blk H, Debard Addn (V1663/P712) 823 W Louisiana St, #R28945	\$4,241.76
15	DCCV17-546-3	The County of Anderson, Texas v Grace Owens Taylor	Lots 29A, 29B, 30 & 31, Blk 75, O.T. (V120/P500) Calhoun St, #R34071; #R34072; #R34073; #R34074	\$6,011.24
16	DCCV17-548-87	The County of Anderson, Texas v Carol Stone Folmar	Lots 9 & 10B, Blk 26, Micheaux Park Addn (V791/P240) 1208 Hays St, #R32773	\$3,055.12
17	DCCV17-548-87	The County of Anderson, Texas v Carol Stone Folmar	Lots 10A & 11B, Blk 26, Micheaux Park Addn (V310/P546) 1206 Hays St, #R32774	\$2,113.37

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
18	DCCV17-548-87	The County of Anderson, Texas v Carol Stone Folmar	Lots 11A & 12, Blk 26, Micheaux Park Addn (V297/P57) 204 S Dowling St, #R32775	\$3,996.09
19	DCCV17-641-3	The County of Anderson, Texas v Crystal Kennedy et al	a Manufactured Home only, CMH, Texan, 16' x 76', Label #TEX0467503, Serial #CLW000168TX, located on Lot 53, Quail Valley Addn, 150 An County Road 366, #M839375	\$3,579.11
20	DCCV17-643-369	The County of Anderson, Texas v Gina Carano	Lot 13, Blk 54, Green Addn (V2025/P633) 1217 Tennessee Ave, #R30418	\$1,658.61
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW</u> <u>ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
21	DCCV16-633-349	The County of Anderson, Texas v Kristopher B. Meyer et al	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
22	DCCV16-783-369	The County of Anderson, Texas v Green Edwards et al	Lots 11 & 12, Blk C, Gardendale Annex Addn (V2/P12, Plat Records) 902 Salt Works, #R30053 (Bid in Trust 9/5/2017)	\$600.00
23	DCCV15-072-369	The County of Anderson, Texas v Ozora Smith Hicks et al	Lot 2A, Blk 9, Burkitt/Broyles/Cook Addn (V889/P495) 1113 Dorrance, #R28621 (Bid in Trust 12/5/2017)	\$350.00
24	DCCV15-388-369	The County of Anderson, Texas v Bettie Ealy et al	Lots 3 & 4, Blk 2, Douglas Hts Addn (V378, P19 & 20) Douglas St, #R29437; R29438 (Bid in Trust 12/5/2017)	\$350.00
25	DCCV15-388-369	The County of Anderson, Texas v Bettie Ealy et al	Lot 14, Blk 6, Thompson Addn (V97/P5 & 318) 1204 Dorrance, #R36159 (Bid in Trust 12/5/2017)	\$350.00
26	DCCV16-466-349	The County of Anderson, Texas v C.S. Spencer et al	Lot 2, Rodieck Addn (V600/P175) Covert St, #R35061 (Bid in Trust 12/5/2017)	\$350.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
27	DCCV16-595-349	The County of Anderson, Texas v Raymond Ellison	0.288 ac, more or less, A63, Jacob Snively Surv, Blk 1242B, Tract 11B (V930/P721) 1609 Eilenstein St, #R17872 (Bid in Trust 12/5/2017)	\$700.00
28	DCCV17-291-369	The County of Anderson, Texas v Naomi Johnson Holmes	Lots 1 & 2, Blk E3, Lincoln Hts Addn (V859/P37) Manning St, #R32172 (Bid in Trust 12/5/2017)	\$350.00
29	DCCV17-293-369	The County of Anderson, Texas v Walter Broyles et al	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)	\$2,000.00
30	DCCV15-332-369	The County of Anderson, Texas v Arthur Alexander et al	Lot 3E & 3G, Blk B, Jackson Addn (V1195/P476) 714 Dorrance, #R31430 (Bid in Trust 3/6/2018)	\$6,000.00
31	DCCV17-289-87	The County of Anderson, Texas v Frank Love et al	Lots 9 & 10, Blk 1, Lincoln Hts Addn (Western Annex) (V345/P510 & V365/P569) Eilenstein St., #R32265 (Bid in Trust 3/6/2018)	\$1,000.00