

DELINQUENT TAX SALE
THE COUNTY OF ANDERSON, TEXAS, THE COUNTY OF HENDERSON, TEXAS AND CITY OF FRANKSTON AND FRANKSTON
INDEPENDENT SCHOOL DISTRICT
ANDERSON COUNTY, TEXAS

June 4, 2019 at 10:00
East Steps of the Anderson County Court House, 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 through 2018. Purchasers will be required to pay all taxes for 2019 when they come out in October.
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 4, 2019:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	3-41217	Co Anderson v Robert Lee Thompson	0.15 of an acre, more or less, A-65 Samuel G. Wells Survey, Tract 42, Block 859, City of Palestine (V 578/P 282) 917 Birch #R18162	\$1,535.00
2	DCCV15-303-87	Co Anderson v Glennis Dick Thompson et al	Lots 15 &16, Block C, Lincoln Heights/Sunset Ridge, Palestine(V1285/P 384 & V2240/P 591) 215 Maple Street #R32238	\$14,693.78
3	DCCV16-278- 349	Co Anderson v Jason Patton	Manufactured Home, Only, 1987 Columbia, 28 ft x 42 ft, , Label #TEX0414076, located at 2031 ACR County Road 420 #M839788	\$2,813.63
4	DCCV16-491- 369	Co Anderson v Vincent Q. Mims et al	15 Acres, more or less, A-14, John W. Bryan Survey, Tract 13C2, Block 501 (V 2427/P 250) FM 1137 #R334439	\$10,597.62
5	DCCV16-495- 369	Co Anderson v Wright McGowan et al	Lot 9, Block 19, T.W. Moore Addn, Palestine, (V 458/ P 394) 1307 Cummins St #R33178	\$7,845.08
6			Lot 3D, Block 9, Burkitt/Broyles/Cook Addn, Palestine, (V 436/P 215) Fulton St #R28627	\$615.00
7	DCCV16-579-87	Co Anderson v Isaac Smith et al	1.0 Acre, more or less, A-15, Stephen Crist Survey, Block 905, Tr 11 (V 739/P 883) 3122 FM 322 #R11678	\$25,897.00
8	DCCV16-659- 369	Co Anderson v Juana Hernandez	Lot 3C, Block 18, Original Townsite, Palestine (V 2388/P 612) 402 Fannin #R33925	\$6,982.85
9	DCCV17-239-3	Co Anderson v Family Outreach & Resource, Inc.	Lot 5, Block 6B, Texas Land Company Addn, Palestine, (V 2342/P 397) 809 Swantz #R36085	\$9,336.90
10	DCCV17-288- 349	Co Anderson v Kenneth P. Musick et al	5 Acres, more or less, A- 41, Phillip Martin Survey, Block 395, Tract 7A1 (V 1337/P 492) 1282 ACR 163 #R42764	\$10,010.93
11	DCCV17-367- 369	Co Anderson v Jose Ramirez et al	0.364 Acre, more or less, out of A-40, Mickum Addn, Block 873, Tracts 1A & 1B (V 2436/P 442) 1330 E US Highway 84 #R825044	\$4,357.39

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12	DCCV17-445-349	Co Anderson v Guadalupe Avila Trejo	Lots 1 & 2, Block R, Railroad Addn, Palestine (V 2213/P 311) 402 S Queen St #R34703	\$2,710.88
13	DCCV17-597-3	Co Anderson v Herbert Leon Williams et al	6.12 Acres, more or less, A- 65 Samuel G. Wells Survey, Block 848, Tract 4C (Tract 4 in V 1073/P 914) ACR 3721, #R17991	\$6,866.02
14	DCCV17-641-3	Co Anderson v Crystal Kennedy et al	Manufactured Home, Only, CMH, Texan, 16 ft x 76 ft, Label #TEX0467503, S#CLW000168TX, located on Lot 53, Quail Valley Addition, 150 ACR 366 #M839375	\$4,247.54
15	DCCV17-701-349	Co Anderson v Clifton Belyeu, Jr. et al	11.55 Acres, more or less, A-734 John Slaughter Survey, Tracts 1, 2, 3, and 4, aka Lot 11, Block 654, 323 Land Co #2, (V 2020/P 7) 2285 ACR 323, Account #R843469, M301582	\$8,726.25
16	DCCV17-714-349	Co Anderson v Fresh Hope LLC et al	Lots 3 & 4, Block 6, Thompson Addn, Palestine (V 1714/ P 359) Hickory St #R36148	\$1,739.68
17			Lots 8& 9, Block C, Fairview Addn, Palestine (V 1725/P 302) E. Reagan St. #R29744	\$1,666.63
18	DCCV18-174-349	Co Anderson v Newell Bryan Kane et al	0.6757 Acre, more or less, A-65 Samuel G. Wells Survey, Block 860, Tracts 4& 11B, Palestine (V 1276/P 581) 1616 N Link, #R18195	\$5,777.15
19	DCCV18-241-369	Co Anderson v Louis C. Hardaway, et al	Undivided interest in 36.9 Acres, more or less, Samuel Davis Survey, A-232, Assessed as 18.45 Acres of undivided interest, Tract 5X, Block 47, Samuel Davis, A-232 (V 1416/P 515) ACR 353 #R20547	\$6,965.07
20	DCCV18-299-349	Co Anderson v Charlie Walker et al	1.0 Acre, more or less, A-49, John Padon Survey, Tract 12, Block 527 (V 927/P 938) off ACR 370 #R16361	\$6,000.00
21	DCCV18-358-369	Co Anderson v Troy Whitfield, Jr., Et al	Lot 11, Block 54, Green Addn, Palestine (V 1231/P 662) Tennessee Avn. #R30416	\$2,000.00
22	DCCV18-362-369	Co Anderson v Betty Shipper Zorn et al	Lot 2B, Block B, Broyles Addn, Palestine (V 1267/ P 264) 1113 S Sycamore St #R28510	\$8,896.73

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23	DCCV18-398-349	Co Anderson v Lynn Wilson Carroll et al	132.00 Acres, more or less, A-1053 of the Silas K. Langston Survey, Tract 1, Block 485 (V 73/P 322 & V 91/P 84) FM 3266 #R28110	\$17,033.18
24	DCCV18-465-349	Co Anderson v Diane Hua Li et al	18.017 Acres, more or less, A-39 ,James Madden Survey, Block 1192B, Tracts 15A, 15A1, 15A3 &15A4 (V 2381/P 208 &V 2385/ P 602) 13860 FM 645 #R41934	\$15,300.97
25			1.50 Acres, more or less, A-39, James Madden Survey, Block 1192B, Tracts 15A5, 15A6& 15A7 (V 2445/P 289) 13931 FM 645 #R62619	\$2,084.36
26			Lot 9, Block A, Lincoln Heights/Sunset Ridge Addn , Palestine (V 2380/P 471) 106 Salt Works Road #R32200	\$1,321.38
27			Lots 10 &11, Block A, Lincoln Heights/Sunset Ridge Addn, Palestine (V 2380/P 471) W Oak St #R32201	\$969.00
28			Lot 64C, Block B8, Tr 2, Texas Land Company Addn, Palestine (V 2380/P 473) Daily St, Palestine #R61126	\$322.00
29	DCCV18-474-3	Co Anderson v Lorraine Singletary, Et al	Lot1B, Block 13, Highland Addn, Palestine (V 519/P 516) 1113 E Brazos St #R30829	\$16,741.70
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u> <u>PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
30	DCCV15-303-87	Co Anderson v Glinnis Dick Thompson et al	Lot 6, Block D, DeBard Addition., Palestine (V981/P121) 815 N Jackson #R28906 (Bid in Trust 3/5/2019)	\$18,000.00
31			Lot 2A, Block B, Broyles Addn., Palestine (V2001/P500 & V2128/P531 OPR) 1111 S Sycamore St #R28509 (Bid in Trust 3/5/2019)	\$8,000.00
32			5.42 Acres, more or less, A-4, John Arthur Survey, Block 880, Tract 8 (V1301/P525 OPR) W Reagan St #R10545 (Bid in Trust 3/5/2019)	\$8,000.00
33			Lot 7, Block 23, Green Addition, Palestine (V1421/P193 OPR) 809 1/2 W Green #R30225 (Bid in Trust 3/5/2019)	\$4,000.00
34			Lot 13R, Block 44, Green Addn., Palestine (V1797/P291 OPR) 704 Carolina St #R66866 (Bid in Trust 3/5/2019)	\$7,000.00

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35			Lot 6B, Blk 4, Southview Addn., Palestine (V2075/P9 & V2214/P682 OPR) 140 Memory Ln #R35316 (Bid in Trust 3/5/2019)	\$10,000.00
36			0.372 Acre, more or less, A-4, John Arthur Survey, Block 882, Tract 40, Palestine (V1137/P899 & Easement V1418/P296 OPR) 1732 S Jackson #R10669 (Bid in Trust 3/5/2019)	\$18,000.00
37			Lot 25, Willowbend #2 (V688/P218) 126 Yaupon St #R36721 (Bid in Trust 3/5/2019)	\$10,000.00
38			6.072 acres, more or less, A-40, Mickum Main Survey, Block 896, Trs 6.6A & 6C (V819/Pages 290-317) Daisy Ln #R15383, #R70083, #R46456 (Bid in Trust 3/5/2019)	\$25,000.00
39			Lots 27A, 27B, 28, 29A & 29B, Willow Bend Addn No. 2 (V737/P711) 101 Daisy Ln #R36723 (Bid in Trust 3/5/2019)	\$8,000.00
40			Lot 5A, Block 4, Southview Addn (V480/P452) Kenwood Rd #R35313 (Bid in Trust 3/5/2019)	\$750.00
41	DCCV16-176-3	Co Anderson v Terry Paul Stevens, II et al	1.398 Acres, more or less, being Lot 16, Forest Trails Estates (V1392/P219) Anderson County #R37906-LaPoynor ISD/1940- 0000-0016-00A-/2501-000-0160-430 Bid in Trust 3/5/2019)	\$3,000.00
42	DCCV17-298- 349	Co Anderson v Laurie Bostic Shiver et al	0.962 Acre, more or less, A-3 George Anding Survey, Block 1550, Tr 1 (V285/P147 S/E V404, P489) ACR 453 #R10442 (Bid in Trust 3/5/2019)	\$2,500.00
43	DCCV18-289-3	Co Anderson v Daniel Beaver et al	Lot 9, Block F, Reagan Addn, Palestine (V923/P139) Murchison #R66285 (Bid in Trust 3/5/2019)	\$750.00
44	DCCV18-294- 349	Co Anderson v L.T. Green et al	0.3559 Acre, more or less, A-65, Samuel G Wells Survey, Tract 19, Block 867, (V310/P354) Market St #R18279 (Bid in Trust 3/5/2019)	\$1,500.00
45	DCCV18-300-3	Co Anderson v Charlie Cotton et al	Lot 25, Block 1, Lincoln Heights Addition, Palestine (V374/P283) 610 Booker #R32127 (Bid in Trust 3/5/2019)	\$750.00

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46	DCCV18-324-87	Co Anderson v Martin M. Stevenson et al	Lot 26, Willowbend #2 Addition (Map Envelope #118b Plat Records) 110 Daisy Ln #R36722 (Bid in Trust 3/5/2019)	\$3,000.00
47	DCCV18-343- 349	Co Anderson v Dorma Jean Probst et al	Lot 16, Pineywoods #1 Addition, (V834/P459) ACR 319 #R38186 (Bid in Trust 3/5/2019)	\$1,000.00
48	87-11297	Co Anderson v Mack Bell et al	Pt of Lot 4, Block E, Jacksons Addition, Palestine (V833/P629) 900 S Fulton St - #R31476 (Bid in Trust 12/4/2018)	\$350.00
49	87-12154	Co Anderson v Hazel L. Johnson et al	Lots 11 & 12, Block 18, TW Moore Addition, Palestine (V278/P302 & V291/P82) 1205 Cummins #R33172 (Bid in Trust 9/4/2018)	\$750.00
50	DCCV16-262- 369	Co Anderson v Eli Gray et al	3.84 Acres, more or less, A-63, Jacob Snively Survey, Block 861, Tract 29 (V850/P574) Coffee St #R46516 (Bid in Trust 9/4/2018)	\$2,000.00
51	DCCV16-439- 369	Co Anderson v Annie Clewis et al	Lot 14A, Block 5, Murchison & McDonald Addition, Palestine(V515/P 584 S&E V 730/P123 & V734/P 90) 314 Lowe Street #R33286 (Bid in Trust 12/4/2018)	\$350.00
52			Lot 10, Block 3, Douglas Heights Addition, Palestine (V394/P443) Lincoln St - #R29447 (Bid in Trust 12/4/2018)	\$350.00
53			Lot 12, Block 3, Douglas Height Addition, Palestine (V402/P8) Lincoln St - #R29449 (Bid in Trust 12/4/2018)	\$350.00
54	DCCV16-466- 349	Co Anderson v CS Spencer	Lt 2, Rodieck Addition, Palestine (V600/P175) Covert St #R35061 Bid in Trust 12/5/2017	\$350.00
55	DCCV17-139- 369	Co Anderson v Romanito Capitly et al	1.25 Acres, more or less, A-40, Main Mickum Surv, Block 896, Tract 8 (V365/P539) 221 Renner Rd - #R15386 (Bid in Trust 12/4/2018)	\$1,000.00
56	DCCV17-307- 369	Co Anderson v Lizzie Betts et al	1 Acres, more or less, A-4, Arthur John Survey, Block 1215, Tract 24 (V136/P49) 132 Variah - #R10741 (Bid in Trust 12/4/2018)	\$1,000.00
57	DCCV17-334-3	Co Anderson v Katie L. Johnson et al	1.316 Acres, more or less, A-4, John Arthur Survey, Block 881, Tracts 12C & 14 (V899/P 836) S Jackson St - #R10615 (Bid in Trust 12/4/2018)	\$1,200.00

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58			Lots 1 & 2, Block C, Word Annex,, Palestine (V796/P22) 1415 S Sycamore St - #R36792 (Bid in Trust 12/4/2018)	\$750.00
59	DCCV17-600-349	Co Anderson v Mary Baker	0.076 Ac, more or less, A-63, Jacob Snively Survey, Block 862-I, Tract 5 (V902/P843) 931 Rampart St - #R17755 (Bid in Trust 12/4/2018)	\$350.00
60	DCCV17-674-349	Co Anderson v Delbert Lee Gibson et al	Lots 1, 2, 3 & 4, Block B, Gardendale Addition Annex, Palestine (V1970/P192) Victory St - #R30036 (Bid in Trust 12/4/2018)	\$1,200.00
61	DCCV17-677-349	Co Anderson v Charlie Session et al	Lot 18, Block 17, T. W. Moore Addition, Palestine (V807/P669) 816 Haw - #R33160 (Bid in Trust 12/4/2018)	\$350.00
62	DCCV17-715-3	Co Anderson v Carri N. Mayor	Lot 312, Pineywoods #1 (V1472/P383) PR 7119 -#R38467 (Bid in Trust 12/4/2018)	\$500.00
60	DCCV16-289-369	City of Frankston, Et Al v Della Mae Locke, Et Al	Lots 3 & 4, Block 1, E. L. Jones Addn, Frankston (V1972/P 294) Miller St #R37641	\$750.00