

**DELINQUENT TAX SALE
BOWIE CENTRAL APPRAISAL DISTRICT
BOWIE COUNTY, TEXAS**

**June 4, 2019 at 10:00 AM
Courthouse Steps**

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 JUNE 4, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
1	16C1154-102	Bowie Central Appraisal District v Hooks Truck Stop, Inc.	A 16.22 Acre tract of land, more or less, out of the Charles Lewis Survey, Abstract 338, City of Hooks, Bowie County, Texas (Volume 4660, Page 254, Deed Records, Bowie County, Texas), FM 560, Hooks, Texas, Account #13560004800, Account #13560004900 and Account #13560004700 Judgment Through Tax Year: 2018	WITHDRAWN		
2	17C0340-102	Bowie Central Appraisal District v Deborah Gatewood	9.78 Acre Tract, more or less, out of Abstract 272 of the Ann Hale Headright Survey, Bowie County, Texas (Volume 5182, Page 249, Deed Records, Bowie County, Texas), Account #09720000203 and Account #09720000201 Judgment Through Tax Year: 2018	\$4,000.00		
3	17C0517-102	Bowie Central Appraisal District v Richard Ratts	Lot 3, Block 1, Murdock Subdivision, City of Maud, Bowie County, Texas (Volume 5380, Page 263 of the Deed Records, Bowie County, Texas), 555 Birch Street, Maud, Texas Account #16700000200 Judgment Through Tax Year: 2018	\$1,000.00		
4	17C0579-102	Bowie Central Appraisal District v Khanh Nelson Bui	Lot 1, Block 3, Ben Collins Addition to the City of Texarkana, Bowie County, Texas (Volume 6345, Page 98, Deed Records, Bowie County, Texas), 2217 Olive St, Texarkana, Texas Account #04100002500 Judgment Through Tax Year: 2018	\$2,000.00		
5	17C0579-102	Bowie Central Appraisal District v Khanh Nelson Bui	Lot 9, Block 1, Summerhill Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 6345, Page 98, Deed Records, Bowie County, Texas), 3404 F M Dr, Texarkana, Texas Account #23620000400 Judgment Through Tax Year: 2018	\$4,000.00		
6	17C0579-102	Bowie Central Appraisal District v Khanh Nelson Bui	1.204 Acres, more or less, out of Abstract 392, of the John McClure Survey, Bowie County, Texas (Volume 3152, Page 26, Deed Records, Bowie County, Texas), Account #14120000908 Judgment Through Tax Year: 2018	\$2,000.00		
7	17C0579-102	Bowie Central Appraisal District v Khanh Nelson Bui	Lot 12, Block 25, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 5598, Page 12, Deed Records, Bowie County, Texas), 610 Lumpkin St, Texarkana, Texas Account #01580031900 Judgment Through Tax Year: 2018	\$1,000.00		
8	17C0663-102	Bowie Central Appraisal District v P.M. Brown	the South one-half of Lot 3 and all of Lot 4, Block 8, Harriett Hubbard Heights Addition to the City of Texarkana, Bowie County, Texas (a part of that in Volume 424, Pages 362 and 693, SAVE AND EXCEPT that property described in Volume 527, Page 878, Deed Records, Bowie County, Texas), Woodberry Drive, Texarkana, Texas Account #11320003310 Judgment Through Tax Year: 2018	\$1,000.00		
9	17C0666-102	Bowie Central Appraisal District v Elnora Johnson	One Acre, more or less, out of Abstract 115 of the John Collum Survey (Bowie CAD Tract #4A), Bowie County, Texas (Volume 192, Page 531, Deed Records, Bowie County, Texas), FM 1398, Bowie County, Texas Account #04320000502 Judgment Through Tax Year: 2018	\$1,000.00		
10	17C0824-102	Bowie Central Appraisal District v Allean Walker	2.42 Acres, more or less, out of Abstract 144 of the J. H. Dyer Survey, Bowie County, Texas (Tract #1 in Volume 589, Page 157 of the Deed Records, Bowie County, Texas), FM 2735 Account #06400008600 Judgment Through Tax Year: 2018	\$1,000.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
11	17C0824-102	Bowie Central Appraisal District v Allean Walker	7.9 Acres, more or less, out of Abstract 144 of the J. H. Dyer Survey, Bowie County, Texas (Tract #2 in Volume 589, Page 157 of the Deed Records, Bowie County, Texas), FM 2735 Account #06400006500 Judgment Through Tax Year: 2018	\$2,500.00		
12	17C0950-102	Bowie Central Appraisal District v Bonnie Betts	Lot 1, Block 1, Winnwood Addition to the City of Hooks, Bowie County, Texas (Volume 6483, Page 51 of the Deed Records, Bowie County, Texas), 411 Grant Street, Hooks, Texas 75561-5452 Account #29720000100 Judgment Through Tax Year: 2018	\$2,000.00		
13	17C1004-102	Bowie Central Appraisal District v Robert Lovell	Lot 4, Block 2, Turtle Creek Estates I Subdivision, Bowie County, Texas (Volume 2702, Page 262 of the Deed Records, Bowie County, Texas), 3 Hobbs Lane Account #05500006603 Judgment Through Tax Year: 2018	\$1,500.00		
14	17C1011-102	Bowie Central Appraisal District v Charles L. Peeks	Part of Lot 7 (an 85 foot x 121 foot tract in Lot 7), Block 3, Urban Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 2164, Page 100 of the Deed Records, Bowie County, Texas), Account #27000002410 Judgment Through Tax Year: 2018	\$2,000.00		
15	17C1165-102	Bowie Central Appraisal District v John O. Wherry	7.9 Acres, more or less, out of Abstract 144 of the J. H. Dyer Survey (Bowie Central Appraisal District Tract 86), Bowie County, Texas (Tract No. 2 in Volume 584, Page 865 of the Deed Records, Bowie County, Texas), FM 2735 Account #06400007400 Judgment Through Tax Year: 2018	\$2,000.00		
16	17C1165-102	Bowie Central Appraisal District v John O. Wherry	2.25 Acres, more or less, out of Abstract 144 of the J. H. Dyer Survey (Bowie Central Appraisal District Tract No. 66), Bowie County, Texas (Tract No. 1 in Volume 584, Page 865 of the Deed of Records, Bowie County), FM 2735 Account #06400009100 Judgment Through Tax Year: 2018	\$1,000.00		
17	17C1345-102	Bowie Central Appraisal District v Jacob Murray	Lot 3, Block 3, Bell Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 4840, Page 130 of the Deed Records, Bowie County, Texas), 4118 Elizabeth Account #01360002300 Judgment Through Tax Year: 2018	\$1,500.00		
18	17C1351-102	Bowie Central Appraisal District v Matthew Wayne Smith	Lots 1, 2, 3 & the East 160 feet of Lot 11, Block 6, West Beverly Addition to the City of Texarkana, Bowie County, Texas (Volume 5428, Page 40 of the Deed Records, Bowie County, Texas), Conella Account #28320003300 Judgment Through Tax Year: 2018	\$1,000.00		
19	17C1376-102	Bowie Central Appraisal District v William C. Hunt	Lots 15, 16, 17, 18, 19 & 20, Block 4, Greater Texarkana Addition to the City of Texarkana, Bowie County, Texas (A part of that in Volume 2451, Page 302 of the Deed Records, Bowie County, Texas), Ward Ave Account #09260001300 Judgment Through Tax Year: 2018	\$1,000.00		
20	17C1376-102	Bowie Central Appraisal District v William C. Hunt	Lot 21, Block 4, Greater Texarkana Addition to the City of Texarkana, Bowie County, Texas (A part of that in Volume 2451, Page 302 of the Deed Records, Bowie County, Texas), Ward Ave Account #09260001400 Judgment Through Tax Year: 2018	\$300.00		
21	17C1376-102	Bowie Central Appraisal District v William C. Hunt	Lots 22, 23 & 24, Block 4, Greater Texarkana Addition to the City of Texarkana, Bowie County, Texas (A part of that in Volume 2451, Page 302 of the Deed Records, Bowie County, Texas), Ward Ave Account #09260001500 Judgment Through Tax Year: 2018	\$500.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
22	17C1376-102	Bowie Central Appraisal District v William C. Hunt	0.77 Acre, more or less, out of Abstract 308 of the J.W. Johnson Survey, City of Texarkana, Bowie County, Texas (Volume 552, Page 659 and Volume 4627, Page 225 of the Deed Records, Bowie County, Texas), 901 Alford Drive Account #11960013200 Judgment Through Tax Year: 2018	\$1,000.00		
23	17C1377-102	Bowie Central Appraisal District v Frederick Cooks	Lot 11, Block 1, Wilder's Subdivision, City of Hooks, Bowie County, Texas (Volume 3900, Page 162 of the Deed Records, Bowie County, Texas), 705 East 2nd Account #29220001100 Judgment Through Tax Year: 2018	\$800.00		
24	17C1377-102	Bowie Central Appraisal District v Frederick Cooks	Lot 3, Block 10, East Hooks Courts Subdivision, City of Hooks, Bowie County, Texas (Volume 3781, Page 240 SAVE and EXCEPT that a property more particularly described in Instrument Number 2015-12588, of the Deed Records, Bowie County, Texas), 229 Roosevelt Account #06500019600 Judgment Through Tax Year: 2018	\$1,000.00		
25	17C1397-102	Bowie Central Appraisal District v Roger D. Lewis	Land only being a 0.689 Acre, more or less, out of Abstract 649 of the J. T. Watson Survey, Bowie County, Texas ("Tract 3" in Volume 2800, Page 243 of the Deed Records, Bowie County, Texas), 91 Sunny Lane Account #28020001800 Judgment Through Tax Year: 2018	\$2,000.00		
26	17C1482-102	Bowie Central Appraisal District v Modine Jansen	Lots 1 & 2, Block 1, Taylors Addition to the City of Texarkana, Bowie County, Texas (Volume 2073, Page 232 of the Deed Records, Bowie County, Texas), 1939 West 10th Street Account #24980000100 Judgment Through Tax Year: 2018	\$1,000.00		
27	17C1486-102	Bowie Central Appraisal District v Mary Lee Strickland	0.272 Acres, more or less, out of Abstract 565 of the W. F. Thompson Survey, City of New Boston, Bowie County, Texas (Volume 410, Page 177 of the Deed Records, Bowie County, Texas), 506 S. Merrill, New Boston, Texas Account #26140036200 Judgment Through Tax Year: 2018	\$1,000.00		
28	17C1512-102	Bowie Central Appraisal District v Thelma L. Heffel	Lot 8, Block 6, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 3471, Page 15 of the Deed Records, Bowie County, Texas), 715 Melton Street Account #01580007500 Judgment Through Tax Year: 2018	\$1,000.00		
29	17C1515-102	Bowie Central Appraisal District v Terry Robinson	Part of Lot 9, Block 1, Sanders Addition to the City of DeKalb, Bowie County, Texas (Volume 4103, Page 337 of the Deed Records, Bowie County, Texas), 326 S.W. Fannin, De Kalb, Texas 75559-1713 Account #20760001000 Judgment Through Tax Year: 2018	\$7,900.00		
30	17C1516-102	Bowie Central Appraisal District v George Perry Pipes	East 1/2 of Lot 3 & All of Lot 4, Block 3, F.W. McGee's Addition to the City of New Boston, Bowie County, Texas (Volume 5788, Page 167 of the Deed Records, Bowie County, Texas), 105 McGee, New Boston, Texas Account #14360000700 Judgment Through Tax Year: 2018	\$1,000.00		
31	18C0401-102	Bowie Central Appraisal District v Becky S. Chandler	0.36 Acre, more or less, out of Abstract 308 of the J.W. Johnson Survey, City of Texarkana, Bowie County, Texas (Volume 3987, Page 21, Deed Records, Bowie County, Texas), 2411 South Lake Drive, Texarkana, Texas Account #11960003700 Judgment Through Tax Year: 2018	\$1,000.00		
32	18C0404-102	Bowie Central Appraisal District v Lena Morgan	the East 10 Feet of Lot 5, all of Lot 6, and the West one-half of Lot 7, Block 2, Harkrider Addition to the City of Texarkana, Bowie County, Texas (Volume 1549, Page 244 of the Deed Records, Bowie County, Texas), 416 Blake Street, Texarkana, Texas 75501-3002 Account #09960003200 Judgment Through Tax Year: 2018	\$5,900.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
33	18C0404-102	Bowie Central Appraisal District v Lena Morgan	Lot 9, Block 7, Brookhaven Addition to the City of Texarkana, Bowie County, Texas (Volume 4067, Page 168 of the Deed Records, Bowie County, Texas), 407 Blake Street, Texarkana, Texas 75501-3001 Account #02700006700 Judgment Through Tax Year: 2018	\$500.00		
34	18C0405-102	Bowie Central Appraisal District v H.K. Walker, Jr	the South one-third of Lots 10, 11 and 12, Bock 2, Munz Addition to the City of Texarkana, Bowie County, Texas (Volume 302, Page 643, Deed Records, Bowie County, Texas), West 3rd, Texarkana, Texas Account #16680001800 Judgment Through Tax Year: 2018	\$500.00		
35	18C0422-102	Bowie Central Appraisal District v Troy David Manor	0.53 Acre, more or less, out of Abstract 263 of the J.S. Herring Survey, City of Maud, Bowie County, Texas (Volume 6094, Page 86, Deed Records, Bowie County, Texas), 518 Birch St, Maud, Texas Account #10560063400 Judgment Through Tax Year: 2018	\$3,300.00		WITHDRAWN
36	18C0425-102	Bowie Central Appraisal District v Nora LeGrand	Lots 1, 2, 3, 4, 5, 6 and 7, Block 3, Factory Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 2068, Page 55, Deed Records, Bowie County, Texas), 612 S Lelia Ave, Texarkana, Texas Account #07700001300 Judgment Through Tax Year: 2018	\$1,400.00		
37	18C0646-102	Bowie Central Appraisal District v George Scroggins	2.00 Acres, more or less, out of Abstract 302 of the Jarrett Janes Survey (Bowie CAD Tract #93). Bowie County, Texas (Volume 196, Page 340, Deed Records, Bowie County, Texas), Roberta Lane, Bowie County, Texas Account #11700010502 Judgment Through Tax Year: 2018	\$4,200.00		
38	18C0647-102	Bowie Central Appraisal District v Araceli Chavez Martinez	the West one-half of Lot 29, Nash Heights Acres Addition to the City of Nash, Bowie County, Texas (Volume 5345, Page 206, Deed Records, Bowie County, Texas), 336 Blocker Lane, Nash, Texas 75569-2218 Account #16820015000 Judgment Through Tax Year: 2018	\$9,500.00		
39	18C0650-102	Bowie Central Appraisal District v Larry Mathews, II	50.75 Acres, more or less, (called 48.75 acres in the records) out of Abstract 76, Benton Bingham Survey (Volume 5935, Page 114 through 121 of the Deed Records SAVE AND EXCEPT that property described in Volume 6230, Page 104 Deed Records, Bowie County, Texas), 9746 Hwy 67 West, Bowie County, Texas, said acreage assessed in the tax records under following two tax Accounts #01660000800 and #01660000801 Judgment Through Tax Year: 2018	\$11,000.00		
40	18C0725-102	Bowie Central Appraisal District v Marc Gilbert	1.8 Acres, more or less, out of Abstract 145 of the Nancy Dycus Survey (Bowie CAD Tract #231), Bowie County, Texas (Document #2014-12740, Official Public Records, Bowie County, Texas), Hwy 67, Bowie County, Texas Account #06320025700 Judgment Through Tax Year: 2018	\$11,500.00		WITHDRAWN
41	18C0725-102	Bowie Central Appraisal District v Marc Gilbert	the West one-half of Lot 8 and all of Lot 9, Block 10, Runnels City Subdivision, Bowie County, Texas (Document #2014-12739, Official Public Records, Bowie County, Texas), 210 Redwater Road, Bowie County, Texas Account #20580052400 Judgment Through Tax Year: 2018	\$5,500.00		WITHDRAWN
42	18C0725-102	Bowie Central Appraisal District v Marc Gilbert	0.72 Acre, more or less, out of Abstract 145 of the Nancy Dycus Survey (Bowie CAD Tract #70), Bowie County, Texas (Document #2014-12738, Official Public Records, Bowie County, Texas), 319 Redwater Road, Bowie County, Texas Account #06320007100 Judgment Through Tax Year: 2018	\$6,500.00		WITHDRAWN
43	18C0725-102	Bowie Central Appraisal District v Marc Gilbert	Lots 1, 2, and 3, Sigh Taylor Subdivision, Bowie County, Texas (Volume 2554, Page 65, Deed Records, Bowie County, Texas), 80 Macadonia, Bowie County, Texas Account #25000000100 Judgment Through Tax Year: 2018	\$500.00		WITHDRAWN

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
44	18C0725-102	Bowie Central Appraisal District v Marc Gilbert	0.53 Acre, more or less, out of Abstract 145 of the Nancy Dycus Survey (Bowie CAD Tract #287), Bowie County, Texas (Volume 2554, Page 65, Deed Records, Bowie County, Texas), Hwy 67, Bowie County, Texas Account #06320031700 Judgment Through Tax Year: 2018	\$500.00		WITHDRAWN
45	18C0725-102	Bowie Central Appraisal District v Marc Gilbert	0.33 Acre, more or less, out of Abstract 145 of the Nancy Dycus Survey (Bowie CAD Tract #286), Bowie County, Texas (Volume 2575, Page 188, Deed Records, Bowie County, Texas), Hwy 67, Bowie County, Texas Account #06320031600 Judgment Through Tax Year: 2018	\$500.00		WITHDRAWN
46	18C0725-102	Bowie Central Appraisal District v Marc Gilbert	0.59 Acre, more or less, out of Abstract 145 of the Nancy Dycus Survey (Bowie CAD Tract #285), Bowie County, Texas (Document #2016-2863, Official Public Records, Bowie County, Texas), West 7th Street, Bowie County, Texas Account #06320031500 Judgment Through Tax Year: 2018	\$500.00		WITHDRAWN
47	18C0819-102	Bowie Central Appraisal District v Clay D. Brock	Lot 4, Block 5, Brookhaven Addition to the City of Texarkana, Bowie County, Texas (Volume 6179, Page 120, Deed Records, Bowie County, Texas), 1107 Wheeler, Texarkana, Texas 75503-3847 Account #02700003900 Judgment Through Tax Year: 2018	\$1,500.00		