

**DELINQUENT TAX SALE
HARDEMAN COUNTY, TEXAS
August 7, 2018 at 10:00 AM
Hardeman County Courthouse, City of Quanah, 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 the **Hardeman 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. 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 Round Rock at (512) 323-3200.

PROPERTIES TO BE SOLD ON AUGUST 7, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
1	10,155	County of Hardeman v Wood Family Enterprise, Inc. et al	Lots 7, 8, 9, 10, 11 and 12, Block 278, Original Townsite of the City of Quanah, Hardeman County, Texas (Volume 419, Page 284 of the Deed Records, Hardeman County, Texas) Account #045000027800007903100 Judgment Through Tax Year: 2009	\$45,000.00		
2	10,182	The County of Hardeman, Texas v Daisy Mobley et al	Lots 1 and 2, Block 226, Original Townsite of the City of Quanah, Hardeman County, Texas (Volume 366, Page 211 of the Deed Records, Hardeman County, Texas) Account #045000022600001903100 Judgment Through Tax Year: 2010	\$1,000.00		
3	10,187	The County of Hardeman, Texas v John Spangler et al	North half of Lot 6 and the North half of the East half of Lot 7, Block 116, Original Townsite to the City of Quanah, Hardeman County, Texas (Volume 241, Page 266 of the Deed Records of Hardeman County, Texas) Account #045000011600007903100 Judgment Through Tax Year: 2017	\$500.00		
4	10,747	The County of Hardeman, Texas v Jose Nuncio	Lots 7 and 8, Block 334, Original Townsite to the City of Quanah, Hardeman County, Texas (File Number DI07-47909 of the Official Public Records, Hardeman County, Texas), 810 Good Street, Account #045000033400007903100 Judgment Through Tax Year: 2010	\$1,500.00		
5	11,006	The County of Hardeman, Texas v John Atchison, Heir to the Estate of Peggy Atchison, deceased	Lots 21, 22 and 23, Block 6, Original Townsite to the City of Quanah, Hardeman County, Texas (File Number DI08-48406, Official Public Records, Hardeman County, Texas), 105 S Main St, Quanah, Texas 79252-4011 Account #045000000600021903100 Judgment Through Tax Year: 2015	\$1,000.00		
6	11,006	The County of Hardeman, Texas v John Atchison, Heir to the Estate of Peggy Atchison, deceased	Lots 4, 10, 11 and 12, and the East ½ of Lot 5, Block 167, Original Townsite to the City of Quanah, Hardeman County, Texas (Volume 201, Page 121 SAVE AND EXCEPT that property described in Volume 201, Page 612; Volume 202, Page 210, Volume 203, Page 500; Volume 392, Page 867, and Volume 306, Page 929 of the Deed Records, Hardeman County, Texas), 500 W Nelson St., Quanah, Texas 79252 Account #045000016700004903100 Judgment Through Tax Year: 2015	\$300.00		
7	11161	The County of Hardeman, Texas v Randy Chandler	Lot 15, Block 49, Original Townsite City of Quanah, Hardeman County, Texas (Volume 363, Page 719, Hardeman County, Texas), 407 Earle Street Account #04500-00049-00015-903100 Judgment Through Tax Year: 2017	\$2,500.00		
8	11161	The County of Hardeman, Texas v Randy Chandler	Lot 10 and West half of Lot 9, Block 163, Original Townsite City of Quanah, Hardeman County, Texas (Volume 389, Page 110, Hardeman County, Texas), 210 W 12th Account #04500-00163-00010-903100 Judgment Through Tax Year: 2017	\$2,000.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
9	11234	The County of Hardeman, Texas v Santos Barrientes	Lots 6 and 7, Block 136, Original Townsite to the City of Quanah, Hardeman County, Texas (Document #DI10-51148 of the Official Public Records, Hardeman County, Texas), 908 Green Street, Account #04500-00136-00006-903100 Judgment Through Tax Year: 2014	\$1,500.00		
10	11306	The County of Hardeman, Texas v James Tucker	Lot 1, and the East one-half of Lot 2, Block 324, Quanah Original Townsite to the City of Quanah, Hardeman County, Texas (Volume 283, Page 323, Deed Records, Hardeman County, Texas), 1205 West 2nd Street, Account #04500-00324-00001-903100 Judgment Through Tax Year: 2017	\$400.00		
11	11306	The County of Hardeman, Texas v James Tucker	Lot 3, 4, 5, 6, and the West one-half of Lot 2, Block 324, Quanah Original Townsite to the City of Quanah, Hardeman County, Texas (Volume 238, Page 290, Deed Records, Hardeman County, Texas) Account #04500-00324-00003-903100 Judgment Through Tax Year: 2017	\$1,200.00		
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>						
12	11162	The County of Hardeman, Texas v Cheryl Martin	Lot 11, Block 208, Original Townsite City of Quanah, Hardeman County, Texas (Volume 402, Page 736, Hardeman County, Texas), 708 Lord Street Account #04500-00208-00011-903100 Bid in Trust 12/6/2016 Judgment Through Tax Year: 2015	\$200.00		
13	10,584	The County of Hardeman, Texas v Kay K. Dunn, Heir to the Estate of B. W. Garrett and Liela Garrett, deceased et al	Lot 11, Block 113, Original Townsite of the City of Quanah, Hardeman County, Texas (Volume 98, Page 432 of the Official Public Records, Volume 22, Page 476 and Volume 40, Page 644 of the Probate Records, Hardeman County, Texas), 400 Block of E. 3rd Account #045000011300011903100 Bid in Trust 12/2/2014 Judgment Through Tax Year: 2013	\$300.00		
14	10,584	The County of Hardeman, Texas v Kay K. Dunn, Heir to the Estate of B. W. Garrett and Liela Garrett, deceased et al	Lot 12, Block 113, Original Townsite of the City of Quanah, Hardeman County, Texas (Volume 81, Page 348 of the Official Public Records, Volume 22, Page 476 and Volume 40, Page 644 of the Probate Records, Hardeman County, Texas), 400 East 3rd Street, Account #045000011300012903100 Bid in Trust 12/2/2014 Judgment Through Tax Year: 2013	\$300.00		
15	11296	Quanah Independent School District v Ruben Hinojosa	Lots 1 and 2, Block 202, Original Townsite to the City of Quanah, Hardeman County, Texas Account #045000020200001903100 Bid in Trust 2/7/2017 Judgment Through Tax Year: 2015	\$750.00		