

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

**September 4, 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. 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 Palestine at (903) 723-7866.

**PROPERTIES TO BE SOLD ON SEPTEMBER 4, 2018:**

| PROP # | CAUSE #        | STYLE  | PROP DESCRIPTION, ADDRESS, ACCT #   | MIN BID     |
|--------|----------------|--|---|-------------|
| 1      | 87-11694       | Co Anderson v Donald Johnson                 | Lt 13, Sonny Addn (V867/P414) 103 Edna Dr #R35251   | \$17,171.00 |
| 2      | 87-12154       | Co Anderson v Hazel L Johnson                | Lts 11 & 12, Blk 18, TW Moore Addn (V278/P302 & V291/P82) 1205 Cummins #R33172  | \$6,510.78  |
| 3      |                |  | Lts 17, 18 & 19 Blk 18, TW Moore Addn (V77/P2, V270/P799, V325/P527) Broyles St #R33175, R33176, R33177                             | \$2,419.00  |
| 4      | 87-12158       | Co Anderson v Roderick White                 | Oakcrest Est, Sect II, Lot 12, L#RAD1336568, S#TXFL186A03884EG12, 1.89 Acs (V2106/P210 OPR) 200 PR 6233 R835536                     | \$8,345.40  |
| 5      | 369-13-4975    | Co Anderson v Zella Watkins                  | Lt 11, Haven Acs Addn (V1969/P159) 105 Robinson #R30704   | \$14,924.11 |
| 6      | 369-14-5200    | Co Anderson v Kelly Dennis Saunders          | Undivided Interest, tract of land, Monroe Fleming Surv, A-295 2XA & 2XB, Blk 672, 8.7 Acs (V777/P715 & V1402/P415) Hwy 155 #R832317 | \$2,223.74  |
| 7      |                |  | Undivided Interest, Tr 2XA & 2XB, Blk 670, 18.275 Acs, Isaac Power Surv, A-621 (V777/P715 & V1402/P 415) Hwy 155 #R832320           | \$3,73.40   |
| 8      |                |  | Undivided Interest, Tr 2XA & 2XB, Blk 669, 3.5254 Acs, Robert Rawles Surv, A-683 (V777/P715 & V1402/P415) Hwy 155 #R832323          | \$1,725.68  |
| 9      | DCCV15-043-369 | Co Anderson v Patria Perez                   | Lts 1C, 2A, 3C & 4A, Blk 22, Lipsey Addn (V1581/P430) 401 Av C #R32398  | \$6,981.72  |
| 10     | DCCV16-262-369 | Co Anderson v Eli Gray                       | 3.84 Acs, more or less, A-63, Jacob Snively Surv, Blk 861, Tr 29 (V850/P574) Coffee St #R46516                                      | \$16,549.00 |
| 11     | DCCV17-180-87  | Co Anderson v 2KM Inc                        | Lts 6 & 7, Blk 20, Micheaux Park Addn (V2254/P 241) 507 E Park Av #R32720   | \$11,504.03 |
| 12     |                |  | Lt 15C, Blk B4, Texas Land Company Addn (V2268/P264) 410 N Fort St #R35865  | \$2,239.49  |
| 13     | DCCV17-239-3   | Co Anderson v Family Outreach & Resource Inc | Lt 5, Blk 6B, Texas Land Company Addn (V2342/P397) #R36085  | \$8,030.44  |
| 14     | DCCV17-344-349 | Co Anderson v Onis Woodard                   | Lt 9, Blk A1, Texas Land Company (V378/P2) 915 W South St #R35760   | \$5,292.96  |
| 15     | DCCV17-367-369 | Co Anderson v Jose Ramirez                   | 0.364 Acs, more or less, A-40 Mickum Addn, Blk 873, Tr 1A & 1B(V2436/P442) 1330 E US Hwy 84 #R825044                                | \$3,649.20  |

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|--|----------------|------------------------------------|--|-------------|
| 16   | DCCV17-641-3   | Co Anderson v Crystal Kennedy      | Manufactured Home only, Texan, 16 ft x 76 ft, L#TEX0467503, S#CLW000168TX located on Lt 53, Quail Valley 150 An Co Rd 366 #M839375 | \$3,733.07  |
| 17   | DCCV17-718-349 | Co Anderson v Ora Lee King Austin  | Lt 8, Blk B, Lincoln Heights-Sunset Ridge Addn (V515/P129) Salt Works Rd #R32216   | \$1,163.00  |
| 18   | DCCV18-017-3   | Co Anderson v Johnny Dubon         | Lts 10, 11, 21& 22 Blk 56, Green's North Hills Addn (V2528/P701) 205 W Carolina St & 1501 N John St #R30439, #R30442, #R44628      | \$8,308.31  |
| 19   | DCCV18-059-3   | Co Anderson v Walter Franklin Teel | Lts 1B, 2B & 3B, Blk F, Reagan Addn (V747/P802 & V811/P599) 1025 Walnut St #R34841   | \$2,384.00  |
| 20   | DCCV18-136-349 | Co Anderson v Hubert Carter        | Lts 17B, 18, 19, 20 & 21, Blk A2 (V2081/P494) 908 North, #R35801   | \$29,513.97 |
| <b>RESALES</b>   |                |                                    |  |             |
| <b><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></b> |                |                                    |  |             |
| 21   | 349-7196       | Co Anderson v Virginia L Anderson  | Lt 10 & 11, Blk 2, Venture North (V1346/P139) Bentwood Dr #R36229 (Bid in Trust 6/5/2018)  | \$5,000.00  |
| 22   | DCCV15-072-369 | Co Anderson v Ozora Smith Hicks    | Lt 2A, Blk 9, Burkitt/Broyles/Cook Addn (V889/P495)1113 Dorrance #R28621 (Bid in Trust 12/5/2017)                                  | \$350.00    |
| 23   | DCCV15-332-369 | Co Anderson v Arthur Alexander     | Lt 3E & 3G, Blk B, Jackson Addn (V1195/P476) 714 Dorrance #R31430 (Bid in Trust 3/6/2018)  | \$3,000.00  |
| 24   | DCCV15-388-369 | Co Anderson v Bettie Ealy          | Lt 3, Blk 2, Douglas Heights Addn (V378/P20) Douglas #R29437 (Bid in Trust 12/5/2017)  | \$350.00    |
| 25   |                |                                    | Lt 4, Blk 2, Douglas Heights Addn (V378/P19) #R29438 (Bid in Trust 12/5/2017)  | \$350.00    |
| 26   |                |                                    | Lt 14, Blk 6, Thompson Addn (V97/Pgs5&318) 1201 Hickory #R36159 (Bid in Trust 12/5/2017)   | \$350.00    |
| 27   | DCCV16-386-369 | Co Anderson v Vera Lee Kennedy     | Lt 5, Blk 9, Fairview Addn (V2352/Pgs 340, 344 & 348) E Reagan St #R29701 (Bid in Trust 6/5/2018)                                  | \$1,500.00  |
| 28   | DCCV16-466-349 | Co Anderson v CS Spencer           | Lt 2, Rodieck Addn Texas (V600/P175) Covert St #R35061 (Bid in Trust 12/5/2017)  | \$350.00    |
| 29   | DCCV16-595-349 | Co Anderson v Raymond Ellison      | 0.288 Acs, more or less, A-63, Jacob Snively Surv, Blk 1242B, Tr 11B (V930/P721) 1609 Eilenstein #R17872 (Bid in Trust 12/5/2017)  | \$350.00    |
| 30   | DCCV16-633-349 | Co Anderson v Kristopher B Meyer   | Lt 1A, Blk 12, Hamilton Addn (V1951/P334) N US Hwy 79, #R37836 (Bid in Trust 9/5/2017)   | \$350.00    |

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| 31     | DCCV17-289-87  | Co Anderson v Frank Love           | Lts 9 & 10, Blk 1, Lincoln Heights Addn (Western Annex) (V345/P510 & V365/P569) Eilenstein St #R32265 (Bid in Trust 3/6/2018)                     | \$500.00   |
| 32     | DCCV17-290-369 | Co Anderson v Harold Younger Jr    | 0.13 Acs, more or less, A-63, Jacob Snively Surv, Blk 1242B, Tr 25 (V1730/P280) 1504 W Palestine Av #R17907 (Bid in Trust 6/5/2018)               | \$2,000.00 |
| 33     | DCCV17-291-369 | Co Anderson v Naomi Johnson Holmes | Lts 1 & 2, Blk E3, Lincoln Heights Addn (V859/P37) Manning St #R32172 (Bid in Trust 12/5/2017)  | \$350.00   |
| 34     | DCCV17-293-369 | Co Anderson v Walter Broyles       | 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) | \$1,000.00 |
| 35     | DCCV17-332-369 | Co Anderson v Reginald Bowser      | Lt 2, Blk 1, Tower Addn (V602/P566) 207 Daily St #R36162 (Bid in Trust 6/5/2018)  | \$2,000.00 |
| 36     | DCCV17-546-3   | Co Anderson v Grace Owens Taylor   | Lots 29A, 29B, 30 & 31, Blk 75, O.T. (V120/P500) Calhoun St, #R34071; #R34072; #R34073; #R34074 (Bid in Trust 6/5/2018)                           | \$2,500.00 |
| 37     | DCCV17-643-369 | Co Anderson v Gina Carano          | Lt 13, Blk 54, Green Addn (V2025/P633) 1217 Tennessee Av #R30418 (Bid in Trust 6/5/2018)  | \$700.00   |