

DELINQUENT TAX SALE
BOWIE CENTRAL APPRAISAL DISTRICT
September 4, 2018 at 1:00 pm
Courthouse Steps in New Boston, Bowie County, 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 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 SEPTEMBER 4, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
1	13C0715-102	Bowie Central Appraisal District v Michael Allen Cooper	4.57 Acres, more or less, out of Abstract 304 of the M.H. Janes Survey, Bowie County, Texas and the improvements located on this tract (Volume 5371, Page 161, Deed Records and being described as a 4.667 acre tract, more or less, in Volume 1684, Page 255, Deed Records, Bowie County, Texas) Account #: 11760017400 and 11760017410 Judgment Through Tax Year: 2017	\$5,000.00		
2	13C0715-102	Bowie Central Appraisal District v Michael Allen Cooper	4.28 Acres, more or less, out of Abstract 304 of the M.H. Janes Survey, Bowie County, Texas (being the 4.28 acre tract described in 1684, Page 255 of the Deed Records, Bowie County, Texas) Account #11760017300 Judgment Through Tax Year: 2017	\$5,000.00		
3	14C1636-102	Bowie Central Appraisal District v Lanny A. Rhodes, Debra Rhodes	1.4 Acres, more or less, out of Abstract 185 of the Mark Epperson Survey, Bowie CAD Tract #48E, City of Nash, Bowie County, Texas (Volume 3042, Page 179 of the Deed Records, Bowie County, Texas), 1340 Proetz Lane, Texarkana, Texas 75501-2210 Account #07340005206 Judgment Through Tax Year: 2017	\$25,000.00		
4	15C1342-102	Bowie Central Appraisal District v Bernice Ray	All of Lot 8 and East half of Lot 9, Block 4, Feinberg Heights Addition, to the City of Texarkana, Bowie County, Texas (Volume 1855, Page 1, of the Deed Records, Bowie County, Texas), 1617 W 18th, Texarkana, Texas Account #07820005900 Judgment Through Tax Year: 2017	\$1,000.00		
5	17C0142-102	Bowie Central Appraisal District v Frances Earlene Bennett	0.93 Acre, more or less, out of Abstract 372 of the George Morris Survey (Bowie CAD Tract #3C2), Bowie County, Texas (Volume 1680, Page 41, Deed Records, Bowie County, Texas), 6476 Hwy 59 South, Bowie County, Texas Account #16500003400 Judgment Through Tax Year: 2017	\$2,000.00		
6	17C0336-102	Bowie Central Appraisal District v Louis Byrd	1.79 Acres, more or less (called two acres in the tax records of the Bowie CAD), out of Abstract 466 of the Thomas Price Survey, City of Nash, Bowie County, Texas (Volume 208, Page 384, Deed Records, Bowie County, Texas) Account #19060017300 Judgment Through Tax Year: 2017	\$3,000.00		
7	17C0338-102	Bowie Central Appraisal District v Earline Jackson et al	Lot 11, Block 31, Grandview Addition to the City of Texarkana, Bowie County, Texas (Volume 241, Page 255, Deed Records and Probate Cause No. 28,896, Bowie County, Texas), 2924 Davis Account #09220021800 Judgment Through Tax Year: 2017	\$500.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
8	17C0385-102	Bowie Central Appraisal District v Vincent R. Nelson	A 0.920 Acre Tract, more or less, out of Abstract 23 of the William L. Browning Survey, Bowie County, Texas described in Volume 648, Page 435 of the Deed Records of Bowie County, Texas being assessed in the tax records under the following three tax accounts, to wit: #02900026900, #02900026901 and #02900027000 Judgment Through Tax Year: 2017	\$3,000.00		
9	17C0386-102	Bowie Central Appraisal District v Danny Allen	1.0 Acre, more or less, out of Abstract 145 of the Nancy Dycas Survey, Bowie County, Texas (Volume 2134, Page 157, Deed Records, Bowie County, Texas), Old Redwater, Bowie County, Texas Account #06320027600 Judgment Through Tax Year: 2017	\$1,000.00		
10	17C0416-102	Bowie Central Appraisal District v Exie V. Ware	Lot 5, Block 5, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 801, Page 315, Deed Records, Bowie County, Texas), 809 Melton Street, Texarkana, Texas Account #01580006000 Judgment Through Tax Year: 2017	\$1,000.00		
11	17C0659-102	Bowie Central Appraisal District v Josie Lott	1.5 Acres, more or less, out of Abstract 115 of the John Collum Survey (Bowie CAD Tract #4B), Bowie County, Texas (Volume 159, Page 391, Deed Records, Bowie County, Texas), FM 1398, Bowie County, Texas Account #04320000501 Judgment Through Tax Year: 2017	\$1,000.00		
12	17C0669-102	Bowie Central Appraisal District v Michael Leon Bruce, Jr.	4.5 Acres, more or less, out of Abstract 114 of the William Crutcher Survey (Bowie CAD Tract #12), Bowie County, Texas (Volume 6156, Page 186, Deed Records, Bowie County, Texas), Kings Hwy, Bowie County, Texas Account #04940001000 Judgment Through Tax Year: 2017	\$3,000.00		
13	17C0812-102	Bowie Central Appraisal District v Eva Collins	0.17 Acre, more or less, out of Abstract 338 of the Charles R. Lewis Survey, City of Hooks, Bowie County, Texas (Volume 6524, Page 304, Deed Records, Bowie County, Texas), 105 E Avenue A Account #00740001100 Judgment Through Tax Year: 2017	\$2,500.00		
14	17C0920-102	Bowie Central Appraisal District v Paul Edward Nelson Sr	Lot 6, Block 18, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 4435, Page 266 of the Deed Records, Bowie County, Texas), 513 Waterman Account #01580022400 Judgment Through Tax Year: 2017	\$1,000.00		
15	17C0925-102	Bowie Central Appraisal District v Brenda Faye Bean	A Two Acre Tract, more or less, out of Abstract 144 of the J.H. Dyer Survey, Bowie County, Texas described in Volume 649, Page 543, Deed Records, Bowie County, Texas being assessed in the tax records under the following two tax account numbers: 06400007100 and 06400000300, CR 3301 Judgment Through Tax Year: 2017	\$2,000.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
16	17C1197-102	Bowie Central Appraisal District v Melvin Jones	A 10.52 acre tract, more or less, out of Abstract 327 of the L. T. King Survey, Bowie County, Texas described in Volume 1840, Page 277 of the Deed Records, Bowie Texas being assessed in the tax records under the following three tax account numbers, to wit: 12520022901, 12520022801 and 12520022900 4118 Smith Road, Texarkana Judgment Through Tax Year: 2017	\$9,000.00		
17	17C1343-102	Bowie Central Appraisal District v Creamalia Cross	Lot 4, Block 3, Munz Addition to the City of Texarkana, Bowie County, Texas (Volume 2428, Page 17 of the Deed Records, Bowie County, Texas), 107 Brown Street Account #16680002200 Judgment Through Tax Year: 2017	\$500.00		
18	17C1346-102	Bowie Central Appraisal District v Sheila Mobley-Jones	Lots 31 & 32, Block 2, Howells Addition to the City of Hooks, Bowie County, Texas (Volume 5285, Page 149 of the Deed Records, Bowie County, Texas), 807 East Ave A Account #11280002100 Judgment Through Tax Year: 2017	\$1,000.00		
19	17C1346-102	Bowie Central Appraisal District v Sheila Mobley-Jones	Lot 28, Block 3, Howells 2nd Addition to the City of Hooks, Bowie County, Texas (Volume 3891, Page 113 of the Deed Records, Bowie County, Texas), 301 East 10th Account #11300002300 Judgment Through Tax Year: 2017	\$1,000.00		
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u> <u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>						
20	13C0378-102	Bowie Central Appraisal District v Collin Sumler	ALL of that tract of Land in the John Barkman Survey, Abstract 30 (Bowie CAD Tracts #112 and 113 shown in the Tax Records to be two 8 Acre Tracts of Land assessed as Tax Account Numbers 00820012400 and 00820012100), described in a deed recorded in Volume 312, Page 227 of the Deed Records, Bowie County, Texas SAVE AND EXCEPT that property described in Deeds recorded in Volume 483, Page 878, Volume 786, Page 261, Volume 790, Page 219, Volume 980, Page 202, Volume 1323, Page 88, Volume 6560, Page 1 and in Document Number 2016-14842, Deed Records, Bowie County, Texas, (Bid in Trust 12/6/2016) Judgment Through Tax Year: 2015	\$10,000.00		
21	11C1364-102	Bowie Central Appraisal District v Marie Lewis Curtis et al	4.032 Acres, more or less, out of Abstract 570 of the William Thompson Survey, Bowie CAD Tract #8, Bowie County, Texas (Volume 214, Page 444 SAVE & EXCEPT that property conveyed in Volume 498, Page 233; Volume 498, Page 235; Volume 517, Page 380; and also save and except a 1.75 acre tract described in Volume 3208, Page 133 of the Deed Records, Bowie County, Texas and being that property described in Volume 6434, Page 1 of the Deed Records, Bowie County, Texas) Account #26160000701 Bid in Trust 4/2/2013 Judgment Through Tax Year: 2011	\$750.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER:	AMOUNT:
22	12C1004-102	Bowie Central Appraisal District v Mark Bradford et al	0.703 acres being a portion of Lot 6, Block 3, Beaver Lake Estates, Bowie County, Texas (Volume 3313, Page 192 and Document No. 2017-11448, Deed Records, Bowie County, Texas), Account #01290009800 Bid in Trust 9/5/2017 Judgment Through Tax Year: 2015	\$3,000.00		
23	09C0651-102	Bowie Central Appraisal District v Clara Ratcliff et al	the East part of Lot 12, Block 17, Rochelle Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 2504, Page 187 and being a part of that property described in Volume 6637, Page 156, Deed Records, Bowie County, Texas), 507 W. 38th St., Texarkana, Account #20300008201 Bid in Trust 4/1/2014 Judgment Through Tax Year: 2012	\$300.00		
24	09C0651-102	Bowie Central Appraisal District v Clara Ratcliff et al	Lot 11, Block 17, Rochelle Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 2504, Page 184 and being a part of that property described in Volume 6637, Page 156, Deed Records, Bowie County, Texas), 3712 Elizabeth St., Texarkana, Account #20300008202 Bid in Trust 4/1/2014 Judgment Through Tax Year: 2012	\$4,000.00		
25	10C1427-102	Bowie Central Appraisal District v Aubrey O. Baker	Lot 2, Block 7N, Smith and Smolley Addition to the City of New Boston, Bowie County, Texas (Volume 2006, Page 41 and Volume 6181, Page 149, Deed Records, Bowie County, Texas), Account #22240002200 Bid in Trust 1/3/2012 Judgment Through Tax Year: 2010	\$300.00		
26	11C1817-102	Bowie Central Appraisal District v Gayland Waltmon et al	Lot 11, Block 14, Grandview Addition to the City of Texarkana, Bowie County, Texas (Volume 3486, Page 211 and Volume 6369, Page 285, Deed Records,, Bowie County, Texas) 3704 Alexander, Account #09220010200 Bid in Trust 12/4/2012 Judgment Through Tax Year: 2011	\$200.00		
27	15C0401-102	Bowie Central Appraisal District v Fellowship Missionary Baptist Church, Inc.	Lots 5, 6, 7, and 8, Block 42, Broadmoor Addition, an Annex to Beverly Heights, City of Texarkana, Bowie County, Texas (Volume 1728, Page 275 and being that property described in Instrument Number 2016-6878 of the Deed Records, Bowie County, Texas), Account #01580049300 Bid in Trust 5/3/2016 Judgment Through Tax Year: 2015	\$1,500.00		