

**DELINQUENT TAX SALE
THE COUNTY OF HILL, TEXAS AND HILL COUNTY APPRAISAL DISTRICT
HILL COUNTY, TEXAS**

**October 6, 2020 at 10:00A.M.
HILL COUNTY COURT HOUSE 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 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 Hill 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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 Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON OCTOBER 6, 2020:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	12132A	Hill Co v Laura Ward et al	a Manufactured Home ONLY, Label#PFS0559449/50, Serial#12329033A/B, located on Lot 483, Lake Whitney Estates, 202 Cherry Rd, Whitney, #353904	\$13,923.56
2	12248A	Hill Co v Lorene Lulloff et al	Lot 176, Lake Edge Harbor Addition (V578/P60) 139 Comanche Trail, Whitney, #102872	\$7,970.30
3	12259A	Blum ISD v Troy L. Edwards et al	Lots 17 & 18, Block 2, Chisholm Trail Retreat #2 (V1664/P136) 166 Live Oak Trail, Blum, #101323	\$5,117.96
4	T114-17	Itasca ISD v Justin L. Turnage et al	a Manufactured Home, Label #NTA0522270/71, Serial #2PTX616BTX/ATX, Abstract # 361, J. Hayes Survey, Tract 27, 4768 FM 67, Grandview #148547	\$12,934.69
5	T021-18	Hill Co v Cary J. Suak	131.20 Acres, +/-, Abstract # 538, L. Caner Survey, Tracts 1 & 1A (Being Tract 1 in V769/P 179, Save and Except, V1211/P308) FM 1304/HCR 23, Abbot #108968	\$2,467.35
6			1.00 acre, +/-, Abstract# 984, Watsch Survey, Tract 1C (V60/P 899), 2462 FM 1304 Abbott, #116106	\$10,783.43
7	T059-18	Hillsboro ISD v Lillian W. Tollett	Lot 5, Abney Addition, City of Hillsboro (V517/P435) 112 Francis Street, Hillsboro #111824	\$2,480.00
8	T063-18	Hubbard ISD v R. L. Davis et al	Lot 21, Block 1, Hunt Addition, assessed on tax rolls as Lot 21, Hunt Addition, City of Hubbard (V417/P46) SW Fourth St, Hubbard, #107041	\$1,670.00
9	T076-18	Hubbard ISD v Laura Lee Finch	Lot 5, Block 55, Original Townsite City of Hubbard (V1252/P395) 301 NE 2nd St, Hubbard, #117368	\$8,109.33
10	T097-18	Itasca ISD v Armando Yanez et al	Lots 6B & 7C, Block 1, Browder Addition, City of Itasca (V1338/P593), 302 E Wilkerson Street, Itasca, #119232	\$6,139.57
11	T180-18	Hubbard ISD v Rickey W. Cargile	Being all of Lots 27 & 28 & part of Lot 26, Holley Hills Addition, City of Hubbard (V1458/P389) 203 N Powell Dr, Hubbard #137126	\$10,433.27
12	T236-18	Hillsboro ISD v Keshia Carrer, et al	West 1/2 of Lot 10, McKenzie Addition, assessed as Lot 10A, McKenzie Addition (V1726/P195) 617 Park Dr, Hillsboro, #113848	\$4,787.03
13	T272-18	Itasca ISD v Aniano Medina	Lots 4 & 5, Block 31, Original Townsite City of Itasca (V1631/P428) 308 W Main St, Itasca, #100529	\$1,941.04
14	T024-19	Hubbard ISD v Bruce Muirhead, et al	8.50 Acres, +/-, Abstract# 1083, David Onstot Survey, Tract 1H (V1351/P529) SH 31 E, Hubbard, #354866	\$6,741.76
15			1.4255 Acres, +/-, Abstract# 1083, David Onstot Survey, Tract 1B (V1351/P529) SH 31 E, Hubbard, #116986	\$1,610.31
16	T069-19	Covington ISD v Herbert Fast, et al	an undivided 50% interest in 0.84 Acre, +/-, Abstract# 555, James M. McCarter Survey, City of Covington, Lot 2, Tract 6 (V791/P122) Barron St, Covington, #139430	\$2,442.53

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17			an undivided 50% interest in 1.16 Acres, +/-, Abstract# 555, James M. McCarter Survey, City of Covington, Lot 2, Tract 16 (V791/P122) Barron St, Covington, #135788	\$2,063.98
18	T071-19	Hillsboro ISD v Joe Ed Reinert, et al	Part of Lots 4 & 5, Block 13, Harris Addition assessed as Lots 4C & 5E, Block 13, Harris Addition to the City of Hillsboro (V355/P43), Home St, Hillsboro, #104815	\$1,740.00
19	T077-19	Itasca ISD v Pheby Oliver, et al	North 1/2 of Lot 5, Block 27, Browder Addition, City of Itasca, assessed on the tax rolls as Lot 5B, Block 27, Browder Addition (V326/P214 SAVE AND EXCEPT tract 3, in V1888/P196) King St, Itasca, Texas, #100082	\$1,650.00
20	T111-19	Hillsboro ISD v Terry Hash	52.80 Acres, +/- of the Joel Crain Survey, Abstract # 157, assessed on the tax rolls as Tracts 7A & 7B (V1941/P484), 1277 HCR 3138 N, Hillsboro #109870	\$8,309.49
21	T132-19	Itasca ISD v Raymond J. Arellano, et al	Lot 2, Block 1, Arellano Addition, City of Itasca (V1410/P499) 108 W Wilkerson St, Itasca, #376790	\$2,753.29
22	T132-19	Itasca ISD v Raymond J. Arellano, et al	0.336 Acre, +/-, Abstract# 74, S. R. Barnes Survey, Tract 10, City of Itasca (V1410/P499) N Front St, Itasca, #119624	\$1,796.68
23	T171-19	Mount Calm ISD v Broderick Collins	Lots 7, 8 & 9, Block 40, Original Townsite Mount Calm, (V861/P621) 204 S 3rd W, Mount Calm, #123452	\$1,630.00
24	T203-19	Bynum ISD v Rebecca Osborne, et al	0.80 Acre, +/-, Calvin Parker Survey, Abstract# 744, assessed on the tax rolls as Tract 23 (V179/P467) Bynum Rural, #102684	\$5,033.04
25	T211-19	Itasca ISD v Lynn Daniel	Part of Lots 4, 5, 6 & 7, Block 19, Original Town of Itasca, assessed on the tax rolls as Lots 4A, 5A, 6A & 7A, Block 19, Original Town of Itasca, City of Itasca (V1114/P517) 104 W North St, Itasca, #119560	\$6,597.69
26	T045-20	Hill Co v Collin Daniel Bennett	Part of Lots 69 & 70, Buck Addition, assessed on the tax rolls as Lot 69B & 70B, Buck Addition, City of Hillsboro (V1275/P215) 108 Mark St, Hillsboro, #103917	\$1,650.00
RESALES				
<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>				
27	T173-17	City of Whitney, Texas v Mozelle Williams et al	Lots 1, 2 & 3, Block 10, Wallace & Revier Addition, City of Whitney (V684/P594) W Jefferson Avn., Whitney #131344 (Bid in Trust 8/4/2020)	\$1,700.00
28	T174-17	City of Whitney v Robert Anderson, Jr. et al	Lots 3 & 4, Block 9, Wallace and Revier Addition, City of Whitney (V762/P724) 606 W Jefferson, Whitney #131343 (Bid in Trust 8/4/2020)	\$2,100.00
29			Lot 1B, Block 28, Original Townsite City of Whitney (V762/P724) Peverly St, Whitney #136018 (Bid in Trust 8/4/2020)	\$1,900.00
30	T212-18	Hillsboro ISD v Mattie Davis	A-148, J. Carothers Survey, Tract 2, City of Hillsboro (V381/Page354) Brown St, Hillsboro #101153(Bid in Trust 8/6/2019)	\$700.00

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31	T049-19	Hillsboro ISD v Gary White, et al	Lot 35D, Sweeney Addition, City of Hillsboro (V381/P480) 505 McDonald St #114883 (Bid in Trust 8/4/2020)	\$1,000.00
32	T058-19	Hillsboro ISD v Elvin B. Horn, et al	Lot 5A, Block 21, Harris Addition, City of Hillsboro (V489/P 10) 513 Mary St, Hillsboro #103627 (Bid in Trust 8/4/2020)	\$1,100.00
33	T061-19	Hubbard ISD v Jim Dickson	Lot 7, Block 1, Hunt's Addition, City of Hubbard (V351/P123) SW Fourth St, Hubbard #104889 (Bid in Trust 8/4/2020)	\$1,000.00
34	T070-19	Hubbard ISD v H W Rowland, et al	Lot 8, Block 106, Original Townsite City of Hubbard (V41/P14) SW Fourth St & S Cactus Avn., Hubbard #107024 (Bid in Trust 8/4/2020)	\$1,100.00
35	T090-19	Hubbard ISD v E. Smith et al	Lots 1 & 2, Block 98, Original Townsite City of Hubbard (V322/P303 & V136/P70) SW 2nd St & South Mesquite Avn., Hubbard #104885 (Bid in Trust 8/4/2020)	\$2,500.00