

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

October 1, 2024 at 10:00am

at Courthouse Steps

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 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 on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON OCTOBER 1, 2024:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
1	T050-19	Hillsboro ISD v Ernestine Caywood, et al	0.349 Acre, more or less, out of Abstract 18 of the J. L. Austin Survey, Lot 11, Tract 9, City of Hillsboro (V58/P591 & V169/P77, DR) 312 Dexter Account #113190	\$14,690.00
2	T116-20	Hill County v Willie D. Brooks, et al	Lot 3, Block 60, McMullen Addition, City of Hillsboro (V1975/P640, SAVE & EXCEPT V1101/P352, OPR) 504 McDonald Street Account #102502	\$3,224.88
3			Lot 4, Block 60, McMullen Addition, City of Hillsboro (V1975/P640, SAVE & EXCEPT V1099/P13, OPR) 506 McDonald St Account #101703	\$2,529.48
4			Lot 14, Block 60, McMullen Addition, City of Hillsboro (V1818/P262, OPR) 102 Anderson St Account #105444	\$2,968.59
5			Part of Lot 1, Block 56, McMullen Addition assessed on the tax rolls as Lot 1C, Block 56, McMullen Addition, City of Hillsboro (V1447/P400, OPR) 202 1/2 3rd St Account #101465	\$5,515.28
6			T010-21	Hill County v Steven Ray Williams
7	T089-21	Bynum ISD v R. A. Ferguson, et al	Lots 6, 7, 8, 9 and 10, Block 11, Original Townsite City of Brandon (V20/P143, DR) Hillsboro St Account #122782	\$3,927.03
8			Lots 1, 2, 3 and 4, Block 12, Original Townsite City of Brandon (V20/P143, DR) Hillsboro/Pecan St Account #122785	\$3,983.75
9			Lots 5, 6, 7 and 8, Block 12, Original Townsite City of Brandon (V20/P143, DR) Pecan Street Account #122786	\$5,545.41
10	T100-21	Hill County v Sam Erackens	Lot 7, Block 75, Original Town Hubbard, City of Hubbard (V761/P435, DR) 802 SW Second St Account #102103	\$6,572.66
11	T105-21	Hill County v Derrick Andre McGill, et al	Part of Lot 8, Block 27, Browder Addition, assessed on tax rolls as Lot 8A, Block 27, Browder Addition, City of Itasca (V734/P780, DR & V738/P668, DR) 409 S Aquila St Account #161006	\$4,369.45
12	T175-21	Hill County v L. A. Miller, et al	West half of Lot 24, Buck Addition, assessed on tax rolls as Lot 24B, Buck Addition, City of Hillsboro (V316/P506, DR) 416 Matthew Street Account #103828	\$4,672.83
13			West half of Lot 25, Buck Addition, assessed on tax rolls as Lot 25B, Buck Addition, City of Hillsboro (V297/P40, DR) 412 Matthew St Account #106686	\$4,468.45
14			East half of Lot 54, Buck Addition, assessed on tax rolls as Lot 54A, Buck Addition, City of Hillsboro (V483/P124, DR) 417 Mask St Account #103235	\$4,022.77
15			West half of Lot 54, Buck Addition, assessed on tax rolls as Lot 54B, Buck Addition, City of Hillsboro (V204/P453, DR) 415 Mark St Account #103240	\$4,672.83

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
16	T083-23	Hill County v Eddy L. Reed, et al	5.19 Acres, more or less, out of the William Quirk Survey, Abstract 747, assessed on the tax rolls as Tract 141 (V586/P897, DR) HCR 1313 Account #110870	\$10,180.43
17	T109-23	Hill County v Abram Powell et al	Part of Lot 4, Block 42, Original Town of Mount Calm, assessed on tax rolls as Lot 4B, Block 42, Original Town of Mount Calm, City of Mount Calm (V72/P411, DR) Off S 3rd St Account #123455	\$2,670.00
18	T020-24	Hill County v Brandon Reese	3.277 Acres, more or less, being part of Lot 7, Blue Skies Estates Subdivision, assessed on tax rolls as Lot 7A (V2135/P846, DR) 477 FM 1242 Account #449383	\$20,641.45