

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

December 5, 2017 at 10:00 a.m. - Courthouse Door, Athens, 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 a cashier's check or money order made payable to **Henderson 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the **Henderson County Tax Office** 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 Athens at (903) 675-6182.

PROPERTIES TO BE SOLD ON DECEMBER 5, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
1	22,252B	The County of Henderson, Texas v Alex Woods	an undivided interest in a 12.147 Acre tract of land (being described on the Tax Roll as a 4.0 Acre tract out of a 12.147 Acre tract), out of Abstract 4 of the T. Chaffin Survey, Henderson County, Texas (Volume 547, Page 609 of the Deed Records, Henderson County, Texas) Account #0004-0400-0B00-400 Judgment Through Tax Year: 2016	\$4,694.00	
2	22,618C	The County of Henderson, Texas v Elva Crawford	Lot 12, Hilltop Addition, out of Abstract 799 of the Weiss Survey, City of Chandler, Henderson County, Texas (Volume 840, Page 670 of the Deed Records, Henderson County, Texas) Account #3085-0000-0120-120 Judgment Through Tax Year: 2016	\$10,166.00	
3	TAX15-0156-392	The County of Henderson, Texas v Alice O. Smothers	a 2.33 Acre Tract, more or less (called a 2.89 Acre Tract on the Tax Roll), out of Abstract 697 of the M.M. Sanchez Survey, Henderson County, Texas, being that property described in Volume 490, Page 378 of the Deed Records, SAVE AND EXCEPT that property more particularly described in Volume 1498, Page 137, and Volume 1551, Page 586 of the Deed Records, Henderson County, Texas Account #0697-0050-0H00-670 AND 0697-0050-0H00-600 Judgment Through Tax Year: 2016	\$144,513.00	
4	TAX15-0216-392	The County of Henderson, Texas v Amanda Garber	12.000 Acres, more or less, out of Abstract 497 of the J. Mora Survey, Henderson County, Texas and a Manufactured Home, Label #PFS0362227/8, Serial #AH02961333A/B (Volume 2745, Page 94 Deed Records, Henderson County, Texas) Account #0497-0040-0A00-400 Judgment Through Tax Year: 2014	\$2,365.00	
5	TAX15-0220-173	The County of Henderson, Texas v Nayeli Cortez	Lots 6B and 7A, Block 14, Bishop Heights Addition, out of Abstract 782 of the T. Farmer Survey, City of Athens, Henderson County, Texas (Volume 2400, Page 879 Deed Records, Henderson County, Texas) Account #2145-0014-006B-010 Judgment Through Tax Year: 2015	\$6,792.00	
6	TAX15-0335-173	The County of Henderson, Texas v Rosemarie Davis	Lots 7 and 8, and 2016a Manufactured Home Only, Label #TEX0295238, Serial #TXFL1AE09897732, Rolling Oaks #2 Subdivision out of Abstract 773 of the J. Tabor Survey, Henderson County, Texas (Instrument Number 2014-00013916 of the Official Records, Henderson County, Texas) Account #397700020080850 / Account #3977-0002-004B-850 Judgment Through Tax Year: 2016	\$7,554.00	
7	TAX15-0335-173	The County of Henderson, Texas v Rosemarie Davis	a Manufactured Home Only, Label #HWC0303342/43, Serial #CSS002958TXA/B located on Lot 6, Rolling Oaks #2 Subdivision, out of Abstract 773 of the J. Tabor Survey, Henderson County, Texas, 11260 Private Road 6104 Account #3977-0002-004C-850 Judgment Through Tax Year: 2016	\$12,552.00	PULLED
8	TAX15-0358-173	The County of Henderson, Texas v Carl Mizell	Lots 10 Through 16, and Lots 58 through 64, Block 16, and a Manufactured Home Only, Label #HWC0238498, Serial #CLW008076 Sunrise Shores Subdivision, out of Abstract 5 of the M. Cortinas Survey, Henderson County, Texas (Cabinet B, Slide 140, Plat Records, Henderson County, Texas) Account #4250-0016-0100-100 / Account #4250-0016-010A-100 Judgment Through Tax Year: 2016	\$19,792.00	
9	TAX15-0368-3	The County of Henderson, Texas v Nellie Mae Turner	Lot 15A, F.M. Coker Survey out of Abstract 797 of the B.C. Walters Survey, City of Athens, Henderson County, Texas (Volume 771, Page 172, Deed Records, Henderson County, Texas) Account #2441-0000-015A-010 Judgment Through Tax Year: 2016	\$5,109.00	
10	TAX15-0496-3	The County of Henderson, Texas v David Irick	Lot 193, Hidden Hills Harbor, Section A, out of Abstract 485 of the I.V. Michelli Survey, Henderson County, Texas (Cabinet C, Slide 125, of the Plat Records, Henderson County, Texas) Account #3030-0001-1930-300 Judgment Through Tax Year: 2016	\$10,193.00	
11	TAX15-0527-3	The County of Henderson, Texas v Thomas Whiston	Lots 27 and 28, Block 2, Sunrise Shores Subdivision, out of Abstract 5 of the M. Cortinas Survey, Henderson County, Texas (Cabinet B, Slide 140, Plat Records, Henderson County, Texas) Account #4250-0002-0270-100 Judgment Through Tax Year: 2016	\$7,978.00	
12	TAX15-0526-392	The County of Henderson, Texas v Bettie Limeburner	0.326 Acre, more or less, AKA Lot 17, Porthville Park Subdivision, out of Abstract 241 of the M. Garcia Survey, Henderson County, Texas (Volume 1319, Page 376, Deed Records, Henderson County, Texas) Account #0241-0080-0E30-600 Judgment Through Tax Year: 2016	\$8,221.00	
13	TAX15-0528-392	The County of Henderson, Texas v Steve Kendall	Lots 542, 543, 594, 595 and 596, Brierwood Bay Subdivision out of Abstract 1 of the J.M. Acosta Survey, Henderson County, Texas (Cabinet C, Slide 155, Plat Records, Henderson County, Texas) Account #2215-0000-5420-100 Judgment Through Tax Year: 2016	\$10,983.00	
14	TAX16-0020-392	The County of Henderson, Texas v Byron Dodd	Lot 161, Hidden Hills Harbor, Section A, out of Abstract 485 of the I.V. Michelli Survey, Henderson County, Texas (Cabinet C, Slide 125, Plat Records, Henderson County, Texas) Account #3030-0001-1610-300 Judgment Through Tax Year: 2016	\$8,232.00	
15	TAX16-0071-392	The County of Henderson, Texas v Patricia A. Jennings	Lots 1 and 2, Block 1, Flat Creek Cove Subdivision, Unit 2, out of Abstract 5, of the M. Cortinas Survey, Henderson County, Texas (Cabinet C, Slide 173, of the Deed Records, Henderson County, Texas) Account #2761-0001-0010-100 Judgment Through Tax Year: 2016	\$2,260.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
16	TAX16-0075-392	The County of Henderson, Texas v James Johnson	Lot 16 and 17, Block 9, Lollipop Landing #2 Addition, out of Abstract 274, of the Peter & C.C. Garland Survey, Henderson County, Texas (Volume 2265, Page 716, of the Deed Records, Henderson County, Texas) Account #3381-0009-0160-870 / Account #3381-0009-0170-870 Judgment Through Tax Year: 2016	\$4,617.00	
17	TAX16-0077-3	The County of Henderson, Texas v Franklin Schutte	Lots 71, 72 and 73, Westwood Beach Subdivision, Section C, out of Abstract 283 of the E. Hillhouse Survey, Henderson County, Texas (Cabinet C, Slide 247, Plat Records, Henderson County, Texas) Account #4550-0000-0730-100 Judgment Through Tax Year: 2016	\$8,777.00	
18	TAX16-0102-3	The County of Henderson, Texas v Joe Brackenridge et al	Lots 17 and 18, Block 5, Leisure Land Addition, out of Abstract 795, of the G.T. Walters Survey, Henderson County, Texas (Cabinet B, Slide 53, of the Plat Records, Henderson County, Texas) Account #3365-0005-0170-500 Judgment Through Tax Year: 2016	\$5,275.00	
19	TAX16-0102-3	The County of Henderson, Texas v Joe Brackenridge et al	Lot 11, Block 7, Leisure Land Addition, out of Abstract 795, of the G.T. Walters Survey, Henderson County, Texas (Cabinet B, Slide 53, of the Plat Records, Henderson County, Texas) Account #3365-0007-0110-500 Judgment Through Tax Year: 2016	\$1,500.00	
20	TAX16-0102-3	The County of Henderson, Texas v Joe Brackenridge et al	Lot 8, Block 9, Leisure Land Addition, out of Abstract 795, of the G.T. Walters Survey, Henderson County, Texas (Cabinet B, Slide 53, of the Plat Records, Henderson County, Texas) Account #3365-0009-0080-500 Judgment Through Tax Year: 2016	\$1,500.00	
21	TAX16-0109-392	The County of Henderson, Texas v Lydia Justice	Lot 12, K Bar J Ranch Subdivision, AKA 5.482 Acres, more or less, out of Abstract 508 of the Z.M. Monk Survey, Henderson County, Texas (Volume 1813, Page 92, Deed Records, SAVE AND EXCEPT Document #2009-13245, Official Public Records, Henderson County, Texas), FM 804 Account #3210-0000-0120-000 Judgment Through Tax Year: 2015	\$2,364.00	
22	TAX16-0115-173	The County of Henderson, Texas v Robert Woodbury	1.00 Acre, more or less, out of Abstract 145 of the J. Cole Survey, Henderson County, Texas and a Manufactured Home, Label #TEX0287271, Serial #H105026 (Volume 1269, Page 161, Deed Records, Henderson County, Texas) Account #0145-0020-0E00-100 Judgment Through Tax Year: 2016	\$2,973.00	
23	TAX16-0132-173	The County of Henderson, Texas v Anthony Bertoni	0.357 Acre, more or less, a part of Lot 11, Cap City Acres Subdivision out of Abstract 1203 of the J. Baker Survey, Henderson County, Texas (Volume 2778, Page 538, Deed Records, Henderson County, Texas) Account #2275-0000-011A-850 Judgment Through Tax Year: 2016	\$3,565.00	
24	TAX16-0149-173	The County of Henderson, Texas v Sayed Belal	Lot 133 and 134, Briewood Bay Subdivision out of Abstract 1 of the J.M. Acosta Survey, Henderson County, Texas (Volume 2560, Page 579 - 580, Deed Records, Henderson County, Texas) Account #2215-0000-1330-100 / #2215-0000-1340-100 Judgment Through Tax Year: 2016	\$5,952.00	
25	TAX16-0151-3	The County of Henderson, Texas v Ronda Carroll	0.980 Acre, more or less, out of Abstract 157 of the J.E. Clancy Survey, Henderson County, Texas (Volume 2271, Page 120, Deed Records, Henderson County, Texas) Account #0157-0040-0E00-100 Judgment Through Tax Year: 2016	\$6,370.00	
26	TAX16-0181-3	The County of Henderson, Texas v Bobby O. Henderson	Lots 155 and 156, Mantle Manors Subdivision, Section 1, out of Abstract 488 of the T.S. Mitchell Survey, Henderson County, Texas (Volume 670, Page 699 and Volume 693, Page 562, Deed Records, Henderson County, Texas) Account #3500-0000-1550-530 Judgment Through Tax Year: 2016	\$7,322.00	
27	TAX16-0185-173	The County of Henderson, Texas v Barbara Simons	Lots 13 and 14, Block 3, Wood-Wilks Gardens Subdivision, out of Abstract 578 of the L. Navarro Survey, Henderson County, Texas (Volume 1711, Page 661, Deed Records, Henderson County, Texas) Account #4660-0003-0130-530 Judgment Through Tax Year: 2016	\$3,096.00	
28	TAX16-0288-173	The County of Henderson, Texas v Steven Farrer	Lots 28, 29 and 30, Block 21, Sunrise Shores Subdivision, out of Abstract 5 of the M. Cortinas Survey, Henderson County, Texas (Document #2013-00018258, Official Public Records, Henderson County, Texas) Account #4250-0021-0280-100 Judgment Through Tax Year: 2016	\$4,500.00	
29	TAX16-0348-173	The County of Henderson, Texas v Vincent Bailey	Lots 19 and 20, Phillips Subdivision, Number 1, out of Abstract 755 of the P. Tumlinson Survey, Henderson County, Texas (Document #2010-00016368, Official Public Records, Henderson County, Texas) Account #3815-0000-0200-610 / Account #3815-0000-0190-610 Judgment Through Tax Year: 2016	\$1,500.00	
30	TAX16-0348-173	The County of Henderson, Texas v Vincent Bailey	Lot 28, Phillips Subdivision, Number 3, out of Abstract 755 of the P. Tumlinson Survey, Henderson County, Texas (Document #2010-00005252, Official Public Records, Henderson County, Texas) Account #3825-0000-0280-610 Judgment Through Tax Year: 2016	\$258.00	
31	TAX16-0348-173	The County of Henderson, Texas v Vincent Bailey	Lot 40, Phillips Subdivision, Number 1, out of Abstract 755 of the P. Tumlinson Survey, Henderson County, Texas (Document #2014-00005939, Official Public Records, Henderson County, Texas) Account #3815-0000-0400-610 Judgment Through Tax Year: 2016	\$2,638.00	
32	TAX16-0362-173	The County of Henderson, Texas v Sergio Delgado	Lot 9A, Block 40, Athens Original Townsite, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Volume 1276, Page 770, Deed Records, Henderson County, Texas) Account #2050-0040-009A-010 Judgment Through Tax Year: 2016	\$7,090.00	

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33	TAX16-0394-392	The County of Henderson, Texas v Laura Rodriguez	Lot 5, Block 14, and a Manufactured Home only, 28 feet x 44 feet, West Hylands Addition out of Abstract 782, of the T. Parmer Survey, City of Athens, Henderson County, Texas, 2003 Live Oak Street, Lot 5 (First Tract in Volume 1896, Page 429, Deed Records, Henderson County, Texas) Account #4530-0014-0050-010 / Account #4530-0014-005A-010 Judgment Through Tax Year: 2016	\$3,141.00	
34	TAX16-0395-173	The County of Henderson, Texas v J. Gregory Homes, Inc.	Lot 496, Pinnacle Club Phase II, Section E, out of Abstract 697, of the M. M. Sanchez Survey, Henderson County, Texas (Volume 2751, Page 853, Deed Records, Henderson County, Texas) Account #3847-0005-4960-600 Judgment Through Tax Year: 2016	\$6,428.00	
35	TAX16-0395-173	The County of Henderson, Texas v J. Gregory Homes, Inc.	Lot 498, Pinnacle Club Phase II, Section E, out of Abstract 697, of the M. M. Sanchez Survey, Henderson County, Texas (Volume 2751, Page 853, Deed Records, Henderson County, Texas) Account #3847-0005-4980-600 Judgment Through Tax Year: 2016	\$6,434.00	
36	TAX16-0398-3	The County of Henderson, Texas v Keith Haynes	Lot 417, Cherokee Shores, Section C, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas (Volume 1655, Page 154, Deed Records, Henderson County, Texas) Account #2390-0003-4170-300 Judgment Through Tax Year: 2016	\$1,550.00	
37	TAX16-0418-392	The County of Henderson, Texas v William Hanna	Various Royalty Interest in the Fairway Unit, Tracts 547, 744, 745, 746, 747, 748 Vanguard Operating, Henderson County, Texas Account #CAP0-6500-4853-547R003125 / Account #CAP0-6500-4853-744R003125 Account #CAP0-6500-4853-745R003125 / Account #CAP0-6500-4853-746R003125 Account #CAP0-6500-4853-747R013092 / Account #CAP0-6500-4853-748R003125 Judgment Through Tax Year: 2016	\$2,950.00	
38	TAX16-0455-3	The County of Henderson, Texas v Home Opportunity, L.L.C.	Lots 1, 2 and a part of Lot 3 of the subdivision of the E.P. Miller 4.8 Acre Tract AKA Lot 16, Block 110, Athens Original Townsite, out of Abstract 782 of the Thomas Parmer Survey, City of Athens, Henderson County, Texas (described as Metes and Bounds as 0.169 Acre in Document #2013-00004590, Official Public Records, Henderson County, Texas) Account #2050-0110-0160-010 Judgment Through Tax Year: 2016	\$3,442.00	
39	TAX17-0159-3	The County of Henderson, Texas v Mary Wilson	4.000 Acres, more or less, out of Abstract 546 of the R. Morris Survey, Henderson County, Texas (Volume 1908, Page 654, Deed Records, Henderson County, Texas) Account #0546-0280-0000-100 Judgment Through Tax Year: 2016	\$7,917.00	
40	TAX17-0160-173	The County of Henderson, Texas v Diane Wilhite	0.752 Acre, more or less, out of Abstract 3, of the I.W. Burton Survey, Henderson County, Texas (Volume 2672, Page 498 and 502, LESS 1.784 Acres described in Volume 2856, Page 544, Deed Records, Henderson County, Texas) Account #0003-1000-0000-400 Judgment Through Tax Year: 2016	\$1,488.00	