

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

**December 4, 2018 at 11:00  
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 DECEMBER 4, 2018:**

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
1	3-41031	Co Anderson v Nora Ferretiz	A0065 WELLS SAMUEL G, Blk 852 Tr 15 1.18 ACS, 1811 N Link - #R18048	\$11,200.32
2	3-41753	Co Anderson v James H Kincade	1.0 Ac, more or less, A-348, William B Harrison Surv, Blk 574, Tr 12 (V800/P421) ACR 346 - #R21930	\$6,000.00
3	3-41938	Co Anderson v Porferio Estrada	Lts 2B & 3B, Blk Z, Debard Addn (V1998/P650 & V1221/P241) 1103 W Lacy - #R29084	\$7,204.60
4	87-11297	County of Anderson v Mack Bell	Pt of Lt 4, Blk E, Jacksons Addn (V833/P629) 900 S Fulton St - #R31476	\$1,518.00
5	87-11900	Co Anderson v Robert J Hill Jr	1993 Greenhill Manufactured Home only, 28' X 72', L#TEX0474368 located on A-1061, SH Davis Surv, Blk 1517, Tr 4E, 14980 N State Hwy 19 - #M841802	\$8,116.74
6	369-09-3983	County of Anderson v Lola Lincoln	Lt 4C, Blk R, Jackson Addn (V889/P435) 811 Dye - #R31648	\$2,928.43
7	369-11-4520	Co Anderson v Michael W Wardell	2.9 Acs, more or less, A-1061, SHF Davis Surv, Tr 1, Blk 1517 (V1538/P5) 580 Anderson County Road 465 - #R28131	\$8,051.36
8	369-13-5080	Co Anderson v Steve Campbell	Lt 47D, Idlewild Addn & Manufactured Home, 1971, L#JD1A1195, S#26606 (V2280/P559) 200 Oakland Dr - #R31102	\$3,337.93
9	369-14-5156	Co Anderson v Isaac Lee Ellis	14.48 Acs, more or less, out of A- 23 of the Joseph Ferguson Surv, Blk 715B, Trs 13 & 13E (V1867/P490) 790 An County Road 307, Frankston - #R12563	\$7,371.50
10	DCCV15- 240-87	Co Anderson v Carol Thompson	Lt 5, Blk D, Homestead at Fort Houston, Unit 4 (V2275/P481) 305 Shadow Wood - #R842079	\$14,633.80
11	DCCV15- 249-369	Co Anderson v M H Bari Group Inc	Lts 3B, 4 & 5A, Blk 18, Green Addn (V2420/P731) #R30185	\$16,570.11

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12	DCCV15-288-349	Co Anderson v Carolyn Faye Cook	Lt 7, Blk 3B, Texas Land Company (V2292/P 701) 803 Giraud - #R36043	\$2,388.39
13	DCCV16-439-369	Co Anderson v Annie Clewis	Lt 14A, Blk 5, Murchison & McDonald Addn (V515/P 584 S&E V730/P123 & V734/P90) 314 Lowe St - #R33286	\$832.00
14			Lt 10, Blk 3, Douglas Hts Addn (V394/P443) Lincoln St - #R29447	\$1,113.00
15			Lt 12, Blk 3, Douglas Hts Addn (V402/P8) Lincoln St - #R29449	\$1,113.00
16	DCCV16-654-3	Co Anderson v Patricia Ann Seale Ward	Undivided Interest in Lts 11XA, 12XA, 13XA, 14XA, 15XA & 16XA, Blk 23, Neches (V791/P235) Main St - #R66221	\$3,414.00
17	DCCV16-659-369	Co Anderson v Juana Hernandez	Lt 3C, Blk 18, OT Palestine (V2388/P612) 402 Fannin - #R33925	\$7,277.00
18	DCCV16-669-87	Co Anderson v Audelina Vargas	Lt 6, Blk 33, Debard Addn (V2114/P146) 609 W Debard St - #R29135	\$2,611.42
19			Lt 7, Blk 34, Debard Addn (V2110/P136) 603 W Debard St - #R29136	\$3,198.11
20	DCCV17-139-369	Co Anderson v Romanito Capitly	1.25 Acs, more or less, A-40, Main Mickum Surv, Blk 896, Tr 8 (V365/P539) 221 Renner Rd - #R15386	\$3,859.20
21	DCCV17-307-369	Co Anderson v Lizzie Betts	1 Ac, more or less, A-4, Arthur John Surv, Blk 1215, Tr 24 (V136/P49) 132 Variah - #R10741	\$4,420.00
22	DCCV17-334-3	Co Anderson v Katie L Johnson	1.316 Acs, more or less, A-4, John Arthur Surv, Blk 881, Trs 12C & 14 (V899/P 836) S Jackson St - #R10615	\$5,480.52
23			Lt 1 & 2, Blk C, Word Annex (V796/P22) 1415 S Sycamore St - #R36792	\$3,144.89
24	DCCV17-600-349	Co Anderson v Mary Baker	0.076 Ac, more or less, A-63, Jacob Snively Surv, Blk 862-I, Tr 5 (V902/P843) 931 Rampart St - #R17755	\$1,440.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
25	DCCV17-674-349	Co Anderson v Delbert Lee Gibson	Lt 12, Blk D, LDH Gardendale Addn (V1657/P419) 319 Joe Louis St - #R30021	\$5,303.66
26			Lts 1, 2, 3 & 4, Blk B, Gardendale Addn Annex (V1970/P192) Victory St - #R30036	\$5,181.89
27	DCCV17-677-349	Co Anderson v Charlie Session	Lt 18, Blk 17, T. W. Moore Addn (V807/P669) 816 Haw - #R33160	\$1,209.00
28	DCCV17-715-3	Co Anderson v Carri N Mayor	Lt 312, Pineywoods #1 (V1472/P383) PR 7119 -#R38467	\$2,000.00
29	DCCV18-017-3	Co Anderson v Johnny Dubon	Lts 10, 11 & 21, Blk 56, Greens North Hills Addn (V2528/P701, OPR) 205 W Carolina St - #R30442 & #R30439	\$6,958.21

**RESALES**

**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:**

30	87-12154	Co Anderson v Hazel L. Johnson	Lts 11 & 12, Blk 18, TW Moore Addn (V278/P302 & V291/P82) 1205 Cummins #R33172 Bid in Trust 9/4/2018	\$3,000.00
31			Lts 17, 18 & 19 Blk 18, TW Moore Addn (V77/P2, V270/P799, V325/P527) Broyles St #R33175, R33176, R33177 Bid in Trust 9/4/2018	\$1,500.00
32	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	\$2,000.00
33	DCCV15-072-369	Co Anderson v Ozora Smith Hicks	Lt 2A, Blk 9, Burkitt/Broyles/Cook Addn (B889/P495) 1113 Dorrance #R28621 Bid in Trust 12-5-2017	\$350.00
34	DCCV15-388-369	Co Anderson v Bettie Ealy et al	Lt 14, Blk 6, Thompson Addn (V97/Pgs5&318) 1201 Hickory #R36159 (Bid in Trust 12/5/2017)	\$350.00
35	DCCV16-262-369	Co Anderson v Eli Gray et al	3.84 Acs, more or less, A-63, Jacob Snively Surv, Blk 861, Tr 29 (V850/P574) Coffee St #R46516 (Bid in Trust 9/4/2018)	\$8,000.00
36	DCCV16-386-369	Co Anderson v Vera Lee Kennedy et al	Lt 5, Blk 9, Fairview Addn (V2352/Pgs 340, 344 & 348) E Reagan St #R29701 (Bid in Trust 6/5/2018)	\$750.00
37	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

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38	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
39	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
40	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	\$350.00
41	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	\$1,000.00
42	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
43	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	\$1,000.00
44	DCCV17-546-3	Co Anderson v Grace Owens Taylor	Lts 29A, 29B, 30 & 31, Blk 75, O.T. (V120/P500) Calhoun St, #R34071; #R34072; #R34073; #R34074 Bid in Trust 6/5/2018	\$1,000.00
45	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 Bid in Trust 9/4/2018	\$1,000.00