

DELINQUENT TAX SALE
BOWIE CENTRAL APPRAISAL DISTRICT
December 4, 2018 at 10:00 A.M.
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 DECEMBER 4, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
1	15C0065-102	Bowie Central Appraisal District v Reuben Smith	a Manufactured Home Only, Label # TEX0511885, Serial #CRHTX2240 located on Lot 36, Wake Village Mobile Home Park, City of Wake Village, Bowie County, Texas, 311 Parkview Lane, Wake Village, Texas 75501-6218 Account #51211003602 Judgment Through Tax Year: 2014	\$2,500.00		
2	15C0747-102	Bowie Central Appraisal District v Bonnie Credit	Lot 70, Singing Pines Third Addition to the City of Texarkana, Bowie County, Texas (Volume 6465, Page 139 of the Deed Records, Bowie County, Texas), 8 South Pineview Drive, Texarkana, Texas 75501-7840 Account #2140000900 Judgment Through Tax Year: 2015	\$3,500.00		
3	15C1339-102	Bowie Central Appraisal District v Walter Dockin	19.25 Acres, more or less, out of Abstract 530, of the Wm Shaw, Jr. Survey, Bowie County, Texas (Volume 209, Page 513 SAVE AND EXCEPT that property more described in Volume 851, Page 235, Deed Records, Bowie County, Texas), 373 CR 3313 Account #2140001100 Judgment Through Tax Year: 2017	\$3,800.00		
4	16C0231-102	Bowie Central Appraisal District v Rayford Cannon	Northeast 14 feet x 140 feet of Lot 16, Southeast 29.4 feet by 140 feet of Lot 17, Block 17, Estes & Tilson Addition, to the City of Texarkana, Bowie County, Texas (Volume 186, Page 285, of the Deed Records, Bowie County, Texas), 920 Capp Account #07520003700 Judgment Through Tax Year: 2017	\$1,500.00		
5	16C0394-102	Bowie Central Appraisal District v Ricky J. Goodwin	All of Lot 26 and a part of Lots 2, 3, and 25, Block 1, Winnwood Third Addition to the City of Hooks, Bowie County, Texas (Volume 1233, Page 244 of the Deed Records, Bowie County, Texas), assessed in the tax records under the following two tax accounts: Account #29760000200 and Account #29760002300 Judgment Through Tax Year: 2017	\$8,700.00		
6	16C0990-102	Bowie Central Appraisal District v Jelonda Lollis	Lot 8, Block 16, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 3683, Page 73, Deed Records, Bowie County, Texas), 715 Waterman Street, Texarkana, Texas 75501-3357 Account #01580019500 Judgment Through Tax Year: 2017	\$2,000.00		
7	16C0990-102	Bowie Central Appraisal District v Jelonda Lollis	Lot 7, Block 16, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 3683, Page 73, Deed Records, Bowie County, Texas), 715 Waterman Street, Texarkana, Texas 75501-3357 Account #01580019400 Judgment Through Tax Year: 2017	\$500.00		
8	16C1418-102	Bowie Central Appraisal District v Lillie B. Strickland	Lot 3, Block 31, West Texarkana Addition to the City of Texarkana, Bowie County, Texas (Volume 3626, Pages 67 and 69, Deed Records, Bowie County, Texas), 2105 West 9th, Texarkana, Texas 75501-4765 Account #28640025900 Judgment Through Tax Year: 2017	\$1,000.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
9	16C1439-102	Bowie Central Appraisal District v Mark Morgan	Lot 9, Block 2, Double R Subdivision, Bowie County, Texas (Volume 4788, Page 209, Deed Records, Bowie County, Texas), 42 Randy Drive, Bowie County, Texas Account #05770002100 Judgment Through Tax Year: 2017	\$1,300.00		
10	16C1439-102	Bowie Central Appraisal District v Mark Morgan	a Manufactured Home Only, Label #LOU0031058 located on Lot 9, Block 2, Double R Subdivision, Bowie County, Texas, 42 Randy Drive, Bowie County, Texas Account #05770002101 Judgment Through Tax Year: 2017	\$2,000.00		
11	16C1597-102	Bowie Central Appraisal District v Michael Walraven	0.24 Acre, more or less, out of Abstract 91, of the M. A. Bassett Survey, City of Texarkana, Bowie County, Texas (Volume 2819, Page 236, Deed Records, Bowie County, Texas), 2916 Texas Blvd, Texarkana, Texas Account #01040002600 Judgment Through Tax Year: 2017	\$69,000.00		
12	16C1599-102	Bowie Central Appraisal District v Loyd Dean Green	Lots 11, 12, 13 and 14, Block 22, Avondale Addition to the City of Texarkana, Bowie County, Texas (Volume 1123, Page 24, Deed Records, Bowie County, Texas), 606 Tucker Account #00560013900 Judgment Through Tax Year: 2017	\$900.00		
13	17C0334-102	Bowie Central Appraisal District v Fredrick Ervin	0.26 Acre, more or less, out of Abstract 401, of the Eli Moores Survey, City of Texarkana, Bowie County, Texas (Volume 1347, Page 93, Deed Records, Bowie County, Texas), 3006 W 15th Street, Texarkana, Texas Account #16300002200 Judgment Through Tax Year: 2017	\$9,000.00		
14	17C0571-102	Bowie Central Appraisal District v Martha Soiles	Lot 8, Block 7, Watts Addition to the City of Texarkana, Bowie County, Texas (Volume 2419, Page 319, Deed Records, Bowie County, Texas), 2020 West 13th Street, Texarkana, Texas 75501-4634 Account #28080006300 Judgment Through Tax Year: 2017	\$500.00		
15	17C0571-102	Bowie Central Appraisal District v Martha Soiles	Lot 9, Block 7, Watts Addition to the City of Texarkana, Bowie County, Texas (Volume 1532, Pages 191 and 192, Deed Records, Bowie County, Texas), 2022 West 13th Street, Texarkana, Texas 75501-4634 Account #28080006400 Judgment Through Tax Year: 2017	\$500.00		
16	17C0571-102	Bowie Central Appraisal District v Martha Soiles	Lot 10, Block 7, Watts Addition to the City of Texarkana, Bowie County, Texas (Volume 1532, Pages 191 and 192, Deed Records, Bowie County, Texas), 2020 West 13th Street, Texarkana, Texas 75501-4634 Account #28080006500 Judgment Through Tax Year: 2017	\$500.00		
17	17C0574-102	Bowie Central Appraisal District v H.P. Vandeventer	Lots 23 and 24, Block 1, Defense City Subdivision, Bowie County, Texas (Volume 184, Pages 203 & 204, Deed Records, Bowie County, Texas), Account #05500000810 Judgment Through Tax Year: 2017	\$2,200.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
18	17C0686-102	Bowie Central Appraisal District v Lucy Lee AKA Lucille Lee	2.91 Acres, more or less, out of Abstract 524 of the John S. Herring Survey (Bowie CAD Tract #475), Bowie County, Texas (Volume 524, Page 458, Deed Records, Bowie County, Texas), , Texas Account #10560048900 Judgment Through Tax Year: 2017	\$4,500.00		
19	17C0924-102	Bowie Central Appraisal District v Brandon Goodwin	Lot 10, Block 3, Glenwood Terrace Addition to the City of DeKalb, Bowie County, Texas (Instrument #2016-2865 of the Deed Records, Bowie County, Texas), 509 East Fannin Street, De Kalb, Texas 75559-1838 Account #08860001600 Judgment Through Tax Year: 2016	\$3,600.00		
20	17C0956-102	Bowie Central Appraisal District v Mary E. McCollum	Lot 63, Block 2, Winnwood Third Addition to the City of Hooks, Bowie County, Texas (Volume 3558, Page 182 of the Deed Records, Bowie County, Texas), 104 Pershing Account #29760007900 Judgment Through Tax Year: 2017	\$1,000.00		
21	17C1023-102	Bowie Central Appraisal District v Leroy Cude	Lots 28, 29 and 30, Block 4, Orin F. Rehkopf Subdivision, Bowie County, Texas (Volume 2984, Page 24, Deed Records, Bowie County, Texas), 75 Truman Drive Account #19480002500 Judgment Through Tax Year: 2017	\$1,500.00		
22	17C1326-102	Bowie Central Appraisal District v Margaret A. Magee	Lot 8, Block 1, Rollingwood Addition to the City of Texarkana, Bowie County, Texas (Volume 3903, Page 220 of the Deed Records, Bowie County, Texas), Account #20400000800 Judgment Through Tax Year: 2017	\$2,300.00		
23	17C1326-102	Bowie Central Appraisal District v Margaret A. Magee	Lot 9, Block 1, Rollingwood Addition to the City of Texarkana, Bowie County, Texas (Volume 3903, Page 220 of the Deed Records, Bowie County, Texas), Account #20400000900 Judgment Through Tax Year: 2017	\$2,300.00		
24	17C1331-102	Bowie Central Appraisal District v Wanda Baird	Lot 2, Block 6, Factory Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 4331, Page 33 of the Deed Records, Bowie County, Texas), 602 South 8th Street Account #07700003200 Judgment Through Tax Year: 2017	\$500.00		
25	17C1340-102	Bowie Central Appraisal District v Gail Alaine Moore	Lot 5, Block 4, Gus Less First Addition to the City of Texarkana, Bowie County, Texas (Volume 3530, Page 73 of the Deed Records, Bowie County, Texas), 2211 West 18th Account #13460004300 Judgment Through Tax Year: 2017	\$500.00		
26	17C1386-102	Bowie Central Appraisal District v Marian Powell	Lot 17 & South 41 feet of Lot 18, Weatherford Addition to the City of Texarkana, Bowie County, Texas (Volume 1371, Page 189 and Volume 669, Page 212 of the Deed Records, Bowie County, Texas), 1713 Plum Account #28160001600 Judgment Through Tax Year: 2017	\$500.00		
27	17C1391-102	Bowie Central Appraisal District v Laquashia Crabtree	Lot 2, Block 20, City Improvement Company's West Side Addition to the City of Texarkana, Bowie County, Texas (Volume 5270, Page 246 of the Deed Records, Bowie County, Texas), 531 Whitaker Account #088600021800 Judgment Through Tax Year: 2017	\$800.00		

WITHDRAWN

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
28	17C1514-102	Bowie Central Appraisal District v Rainey D. Johnson	0.651 Acres, more or less, out of Abstract 5 of the W.S. Akin Survey, Bowie County, Texas (Volume 3523, Page 218 of the Deed Records, Bowie County, Texas), 1570 County Road 4313 Account #00200003001 Judgment Through Tax Year: 2017	\$2,500.00		
29	18C0241-102	Bowie Central Appraisal District v Jose M. Morales	Lot 1, Block 20, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Document #2015-5234 Official Public Records, Bowie County, Texas), 401 Lumpkin Account #01580024600 Judgment Through Tax Year: 2017	\$1,800.00		
30	18C0242-102	Bowie Central Appraisal District v Delbert Lee Runnels	Lot 32, Block 27, Tilson Subdivision of the J.W. Johnson Survey, City of Texarkana, Bowie County, Texas (Volume 418, Page 630 and 631 of the Deed Records, and Probate Cause No. 40495, Bowie County, Texas), City of Texarkana, Bowie, Texas Account #26360006500 Judgment Through Tax Year: 2017	\$500.00		
31	18C0242-102	Bowie Central Appraisal District v Delbert Lee Runnels	Lot 4, Block 2, Wades Buchanan Addition to the City of Texarkana, Bowie County, Texas (Volume 262, Page 251 of the Deed Records, and Probate Cause No. 40495, Bowie County, Texas), 2107 Garber, Texarkana, Texas Account #27200001400 Judgment Through Tax Year: 2017	\$500.00		