

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

**December 4, 2018 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 payable to **HENDERSON COUNTY**. 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 4, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
1	22,584B	The County of Henderson, Texas v Thelma Cook	0.500 Acre, more or less, being Lot 38, F.M. Coker Addition to the City of Athens, out of Abstract 797 of the B.C. Walters Survey, Henderson County, Texas (Volume 553, Page 60 of the Deed Records, Henderson County, Texas) Account #2441-0000-0380-010 / Judgment Through Tax Year: 2017	\$4,798.00	
2	22,819C	The County of Henderson, Texas v Janie Pierce	0.788 Acre, more or less, out of Abstract 3 of the I.W. Burton Survey, Henderson County, Texas (Volume 576, Page 73 SAVE AND EXCEPT that property described in Volume 2297, Page 266 of the Deed Records, Henderson County, Texas) Account #3897-0000-0280-420 / Judgment Through Tax Year: 2017	\$10,567.00	
3	22,944B	The County of Henderson, Texas v Wendell Davenport et al	Lots 1 and 2, Block 3, Wood-Wilks Gardens Subdivision, out of Abstract 578 of the L. Navarro Survey, Henderson County, Texas (Volume 1916, Page 414, Deed Records, Henderson County, Texas) Account #4660-0003-0010-530 / Judgment Through Tax Year: 2017	\$6,123.00	
4	22,984A	The County of Henderson, Texas v Robert Petrowski	Lot 11 and 12, Lakewood North Subdivision, out of Abstract 608 of the J. Ping Survey, Henderson County, Texas (Volume 1917, Page 363 of the Deed Records, Henderson County, Texas) Account #3320-0000-0110-600 & Account #3320-0000-0120-600 Judgment Through Tax Year: 2017	\$1,000.00	
5	TAX15-0205-3	The County of Henderson, Texas v Eva Lora Miller	Lot 4 and 5, Block 2, Summerall #1 out of Abstract 241, of the M. Garcia Survey, Henderson County, Texas (Volume 985, Page 208, Henderson County, Texas) Account #4225-0002-0040-600 & Account #4225-0002-0050-600 Judgment Through Tax Year: 2017	\$11,737.00	
6	TAX16-0114-173	The County of Henderson, Texas v Brandon McKiernan	Lots 264 and 265, Del Mar Subdivision, out of Abstract 1060, M.E. Richardson Survey, Henderson County, Texas (Document #2010-6780, Official Public Records, Henderson County, Texas), Account #2590-0000-2640-580 / Judgment Through Tax Year: 2017	\$6,937.00	
7	TAX16-0256-173	The County of Henderson, Texas v Jonathan Holcomb	0.310 Acre, more or less, out of Abstract 16 of the J. Albright Survey, Henderson County, Texas (Volume 564, Page 470, Deed Records, Henderson County, Texas) Account #3407-0016-241F-610 / Judgment Through Tax Year: 2017	\$11,052.00	
8	TAX16-0271-173	The County of Henderson, Texas v Deborah Maple	5.095 Acres and 0.730 Acre, being part of a 5.825 Acre Tract, out of Abstract 797 of the B.C. Walters Survey, Henderson County, Texas (Volume 1747, Page 331, Deed Records, and Document #2015-00015827, Official Public Records, Henderson County, Texas) Account #0797-0040-0000-000 & Account #0797-1890-0A00-000 Judgment Through Tax Year: 2017	\$6,353.00	
9	TAX16-0289-392	The County of Henderson, Texas v Wesley Allen	0.381 Acre, more or less, out of Abstract 58 of the N. Box Survey, Henderson County, Texas ("Tract 2" in Volume 2685, Page 497, and Volume 2831, Page 631, Deed Records, Henderson County, Texas), Account #0058-0070-0A00-000 / Judgment Through Tax Year: 2017	\$4,561.00	
10	TAX16-0370-173	The County of Henderson, Texas v Lenore Robinson Faulkner	Lot 28, Paradise Bay Mobile Unit out of Abstract 659 of the N.G. Russell Survey, City of Tool, Henderson County, Texas and a Manufactured Home Only, Label #PFS0359303, Serial #12321885 (Cabinet A, Slide 400 of the Plat Records, Henderson County, Texas) Account #3750-0000-0280-630 / Judgment Through Tax Year: 2017	\$18,187.00	
11	TAX16-0381-3	The County of Henderson, Texas v Virginia Jobe	Lot 1301, Paradise Bay Addition out of Abstract 660 of the N. G. Russell Survey, City of Tool, Henderson County, Texas (Volume 2527, Page 897 & Document #2009-00014737 of the Deed Records, Henderson County, Texas) Account #3745-0000-D010-630 / Judgment Through Tax Year: 2017	\$14,811.00	
12	TAX16-0382-3	The County of Henderson, Texas v Marsha Jones	13.312 Acres, more or less, out of Abstract 281, of the E. G. Harris Survey, Henderson County, Texas, part of 109.67 Acres, more particularly describe in Volume 1281, Page 424, less 22.437 Acres in Volume 1597, Page 64, less 45.312 Acres in Volume 1875, Page 462, less 210 Acres in Volume 1996, Page 224, Deed Records, Henderson County, Texas) Account #0281-0420-0000-300 / Judgment Through Tax Year: 2016	\$8,972.00	
13	TAX16-0387-392	The County of Henderson, Texas v Whit Bates	TRACT 1: Lot 29 and East half of Lot 30, Meazells Cedar Shores #1, out of Abstract 488, of the T. S. Mithcell Survey, City of Tool, Henderson County, Texas (Document 2013-00009553, Official Public Records, Henderson County, Texas) Account #3575-0000-0290-630 / Judgment Through Tax Year: 2017	\$7,843.00	
14			TRACT 2: West half of Lot 34 and All of Lots 35 and 36, Cherokee Shores, Section C, out of Abstract 132, of the G. Chovanno Survey, Henderson County, Texas (Volume 2276, Page 563, Deed Records, Henderson County, Texas) Account #2390-0003-0340-300 / Judgment Through Tax Year: 2017	\$1,571.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
15	TAX16-0422-3	The County of Henderson, Texas v Jovon Smith	TRACT 1: 0.310 Acre, more or less, out of Abstract 58 of the N. Box Survey, Henderson County, Texas (Volume 1433, Page 315 of the Deed Records, Henderson County, Texas) Account #0058-0300-0A00-000 / Judgment Through Tax Year: 2016	\$6,257.00	
16			TRACT 2: 0.305 Acre, more or less, out of Abstract 58 of the N. Box Survey, Henderson County, Texas (Volume 1433, Page 315 of the Deed Records, Henderson County, Texas) Account #0058-0300-0C00-000 / Judgment Through Tax Year: 2016	\$1,446.00	
17	TAX17-0047-392	The County of Henderson, Texas v Lennie Johnson	a 284 Foot X 459 Foot Tract in the F.M. Coker Addition AKA 2.99 Acres, more or less, out of Abstract 797 of the B.C. Walters Survey, City of Athens, Henderson County, Texas (Volume 2115, Page 478, Deed Records, Henderson County, Texas), Account #2441-0000-0400-010 / Judgment Through Tax Year: 2017	\$13,830.00	
18	TAX17-0061-3	The County of Henderson, Texas v Bill L. Johnson	Lots 23 and 24, Block A, Siesta Shores #1 Addition out of Abstract 483, of the B. Medro Survey, Henderson County, Texas (Volume 1787, Page 54, Deed Records, Henderson County, Texas), Account #4095-0001-0230-530 / Judgment Through Tax Year: 2017	\$6,344.00	
19	TAX17-0074-173	The County of Henderson, Texas v Jannie Kelly	1.194 Acres, more or less, out of Abstract 6 of the M.T. Equis Survey, Henderson County, Texas (Tract 3 and Exhibit "C" in Volume 2198, Page 30, Deed Records, Henderson County, Texas) Account #0006-0620-0B1C-400 / Judgment Through Tax Year: 2017	\$2,784.00	
20	TAX17-0096-392	The County of Henderson, Texas v Jean England	TRACT 1: 1.00 Acre, more or less, out of Abstract 142 of the G.G. Cole Survey, Henderson County, Texas (called 1.459 Acres in Volume 1456, Page 91, Deed Records, Henderson County, Texas), Account #0142-0100-0A00-850 / Judgment Through Tax Year: 2017	\$3,739.00	
21			TRACT 2: Lots 3, 4 and the West one-half of Lot 2, Block 6, Pleasant Oak Beach Subdivision, out of Abstract 142 of the G.G. Cole Survey, Henderson County, Texas (Volume 1456, Page 91, Deed Records, Henderson County, Texas) Account #3855-0006-0020-850 & Account #3855-0006-0030-850 Judgment Through Tax Year: 2017	\$3,019.00	
22	TAX17-0146-392	The County of Henderson, Texas v Lonnie R. Patterson	2.50 Acres, more or less, out of Abstract 190, of the K.H. Douglas Survey aka part of Lot 7, Block 1, Cedar Creek Ranchettes, Henderson County, Texas (Volume 1084, Page 35 and Volume 2524, Page 750, SAVE AND EXCEPT Volume 2749, Page 493, Deed Records, Henderson County, Texas) Account #2340-0001-0070-300 / Judgment Through Tax Year: 2015	\$6,589.00	
23	TAX17-0168-173	The County of Henderson, Texas v Dewayne Walker	TRACT 1: a Manufactured Home only, Suncrest, Label #TEX0533611/12, Serial #TXFLS84A/B10066, located on Lot 7, Dennis Archie Subdivision #1, out of Abstract 11, of R. Hunter Survey, Henderson County, Texas, 12356 County Road 4404 Account #2027-0000-007C-400 / Judgment Through Tax Year: 2017	\$4,084.00	
24			TRACT 2: Improvements only, on Lot 7, Dennis Archie Subdivision #1, out of Abstract 11, of the R. Hunter Survey, Henderson County, Texas Account #2027-0000-007A-400 / Judgment Through Tax Year: 2017	\$1,280.00	
25	TAX17-0197-173	The County of Henderson, Texas v Billy Neal	Lot 9, Block 4, Bushwhacker Peninsula Subdivision, Number Four, out of Abstract 241 of the M. Garcia Survey, Henderson County, Texas (Volume 2357, Page 793, Deed Records, Henderson County, Texas) Account #2250-0004-0090-600 / Judgment Through Tax Year: 2017	\$4,954.00	
26	TAX17-0201-392	The County of Henderson, Texas v Ray Kiser	TRACT 1: Lot 7 and 8, Block 1, Bishop Heights Addition, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas and a Single Wide Mobile Home, Serial #LBH0180971X (Document #2015-00000670, Official Public Records, Henderson County, Texas) Account #2145-0011-008A-010 / Judgment Through Tax Year: 2016	\$1,621.00	
27			TRACT 2: Lot 1679, Log Cabin Estates Addition, out of Abstract 133 of the T. Caro Survey, City of Log Cabin, Henderson County, Texas (Volume 2846, Page 183, Deed Records, Henderson County, Texas) Account #3375-0013-G790-340 / Judgment Through Tax Year: 2016	\$1,000.00	
28	TAX17-0203-3	The County of Henderson, Texas v Shirley Avant	a Manufactured Home Only, Label #PFS0528089/90, Serial #12328039A/B located in Henderson County, Texas Account #0706-0040-000I-850 / Judgment Through Tax Year: 2017	\$3,554.00	
29	TAX17-0221-3	The County of Henderson, Texas v Melinda Williams	5.00 Acres, more or less, and Improvements Only out of Abstract 283 of the E. Hillhouse Survey, Henderson County, Texas (Document #2013-00007311, Official Public Records, Henderson County, Texas), Account #0283-0050-0M00-100 & Account #0283-0050-000D-100 Judgment Through Tax Year: 2017	\$12,203.00	
30	TAX17-0261-392	The County of Henderson, Texas v Homer Brown	Lot 201, Oakwood Subdivision, out of Abstract 135 of the D. Cherry Survey, Henderson County, Texas (Volume 1030, Page 715, Deed Records, Henderson County, Texas) Account #3714-0000-2010-000 / Judgment Through Tax Year: 2017	\$1,884.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
31	TAX17-0263-3	The County of Henderson, Texas v James Hargrave	3.920 Acres, more or less, out of Abstract 298, of the C. Hopfeld Survey, City of Brownsville, Henderson County, Texas (Document #2016-0009186, Official Public Records, Henderson County, Texas) Account #0298-0116-0006-110 / Judgment Through Tax Year: 2016	\$7,018.00	
32	TAX17-0266-173	The County of Henderson, Texas v Home Engineering, Inc.	Lots 93 through 102, Block A, Royal Oaks Addition to the City of Tool, Henderson County, Texas (Cabinet B, Slide 124, Plat Records, Henderson County, Texas), Account #3995-0001-0020-630 / Judgment Through Tax Year: 2017	\$5,484.00	
33	TAX17-0339-3	The County of Henderson, Texas v Sharon Clements	3.440 Acres, more or less, out of Abstract 380 of the W.M. Hopson Survey, AKA Lots 83, 85 and 86 of the J.E. Henderson Estates, an unrecorded subdivision, Henderson County, Texas (Volume 2831, Page 606, Deed Records, Henderson County, Texas) Account #0380-0010-TT20-100 / Judgment Through Tax Year: 2017	\$4,669.00	
34	TAX17-0344-173	The County of Henderson, Texas v Christopher Williams	TRACT 1: Lots 491, 492, 536 and 537, Parkside Shores, Section II out of Abstract 5 of the M. Cortinas Survey, Henderson County, Texas (Document #2016-0000702, Official Public Records, Henderson County, Texas) Account #3775-0000-4910-00 / Judgment Through Tax Year: 2016	\$6,773.00	
35			TRACT 2: Lots 184, 185, and 186, Parkside Shores, Section I out of Abstract 5 of the M. Cortinas Survey, Henderson County, Texas (Document #2012-0006654, Official Public Records, Henderson County, Texas), Account #3770-0000-1840-100 / Judgment Through Tax Year: 2016	\$861.00	
36	TAX17-0363-173	The County of Henderson, Texas v Daniel Mason	1.694 Acres, more or less, out of Abstract 796 of the E. Washburn Survey, Henderson County, Texas (Volume 2728, Page 194, Deed Records, Henderson County, Texas) Account #0796-0240-0A00-300 / Judgment Through Tax Year: 2016	\$9,121.00	
37	TAX17-0395-392	The County of Henderson, Texas v Tommy Beobe	Lots 355 and 356, Cherokee Shores Subdivision, Section D, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas and a Manufactured Home, Label #PFS0535897/8, Serial #OC059912376A/B (Volume 1877, Page 301, Deed records, Henderson County, Texas) Account #2390-0004-3550-300 / Judgment Through Tax Year: 2017	\$6,369.00	
38	TAX17-0400-173	The County of Henderson, Texas v Scott Harbuck	2.500 Acres, more or less, out of Abstract 279 of the D. Harrison Survey, City of Athens, Henderson County, Texas (Volume 1627, Page 205, Deed Records, Henderson County, Texas), Account #0279-0130-0000-010 / Judgment Through Tax Year: 2017	\$3,732.00	
39	TAX17-0407-392	The County of Henderson, Texas v Chris Moore	Lots 52 and 53, Block 10, Forest Grove Subdivision, out of Abstract 472 of the R. Lauderdale Survey, Henderson County, Texas (Volume 1580, Page 284 and Volume 2740, Page 677, Deed Records, Henderson County, Texas) Account #2780-0010-0520-100 / Judgment Through Tax Year: 2017	\$2,720.00	
40	TAX17-0408-392	The County of Henderson, Texas v Lorraine Hanson	Lot 12, Block C, Enchanted Oaks Addition, out of Abstract 487 of the J. Mendoza Survey, City of Enchanted Oaks, Henderson County, Texas (Volume 1483, Page 63, Deed Records, Henderson County, Texas) Account #2710-0003-0120-320 / Judgment Through Tax Year: 2017	\$4,954.00	
41	TAX17-0410-3	The County of Henderson, Texas v Wilmer Furman	Lot 215, Cherokee Shores Subdivision, Section D, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas (Volume 1371, Page 852, Deed Records, Henderson County, Texas), Account #2390-0004-2150-300 / Judgment Through Tax Year: 2017	\$7,731.00	
42	TAX17-0412-173	The County of Henderson, Texas v Charles Whitehead	Lot 9, Block 2, Fairview Addition, out of Abstract 797 of the B.C. Walters Survey, City of Athens, Henderson County, Texas (Volume 2279, Page 660, Deed Records, Henderson County, Texas), Account #2740-0002-0090-010 / Judgment Through Tax Year: 2017	\$3,806.00	
43	TAX17-0465-3	The County of Henderson, Texas v Roy M. Lacy	Lot 6, Block 20, Large Lots Addition, out of Abstract 782 of the T. Parmer Survey, Henderson County, Texas (Volume 763, Page 739, Deed Records, Henderson County, Texas) Account #3340-0020-0060-010 / Judgment Through Tax Year: 2017	\$5,429.00	
44	TAX17-0476-392	The County of Henderson, Texas v Gladys A. Bigger	Lots 5, 6, and 7, Road Runners Retreat Subdivision, Section III, out of Abstract 133 of the T. Caro Survey, Henderson County, Texas (Volume 706, Page 375, LESS Volume 1302, Page 126, Deed Records, Henderson County, Texas) Account #3960-0003-0050-300 / Judgment Through Tax Year: 2017	\$2,600.00	
45	TAX17-0479-392	The County of Henderson, Texas v Elgie B. Chancellor	Lot 2 and the east half of Lot 3, Block 19, Bishop Heights Addition out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Volume 1059, Page 837 & Volume 1900, Page 221, Deed Records, Henderson County, Texas) Account #2145-0019-0020-010 & Account #2145-0019-0030-010 Judgment Through Tax Year: 2017	\$7,445.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, ACCT #	MIN BID	NOTES
46	TAX17-0489-392	The County of Henderson, Texas v Hershel Prickett	Lots 52 and 53, Spillview Acres Subdivision, out of Abstract 798 of the S. Whitley Survey, Henderson County, Texas (Volume 1128, Page 2903 and Volume 1384, Page 151 of the Deed Records, Henderson County, Texas) Account #4183-0000-0520-600 / Judgment Through Tax Year: 2017	\$5,548.00	
47	TAX18-0008-173	The County of Henderson, Texas v Beatrice F. Steele	Lot 5, McClatchey's Addition, out of Abstract 488 of the Thomas S. Mitchell Survey, City of Tool, Henderson County, Texas (Volume 654, Page 49, Deed Records, Henderson County, Texas), Account #3440-0000-0050-630 / Judgment Through Tax Year: 2017	\$1,000.00	
48	TAX18-0045-173	The County of Henderson, Texas v Joshua Ingram	Lot 574, Cherokee Shores Subdivision, Section C, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas (Document #2011-00015398, Official Public Records, Henderson County, Texas), Account #2390-0003-5740-300 / Judgment Through Tax Year: 2017	\$8,386.00	
49	TAX18-0046-173	The County of Henderson, Texas v Brent Justice	1.178 Acres, more or less, being Lot 12B, K Bar J Ranch Subdivision, Henderson County, Texas (Document #2009-00013245, Official Public Records, Henderson County, Texas) Account #3210-0000-012B-000 / Judgment Through Tax Year: 2017	\$3,305.00	
50	TAX18-0050-392	The County of Henderson, Texas v Alfonzie Andrews	Lot 10, Block 15, Bishop Heights Addition to the City of Athens, Henderson County, Texas (Volume 794, Page 561, Deed Records, Henderson County, Texas) Account #2145-0015-0100-010 / Judgment Through Tax Year: 2017	\$2,267.00	
51	TAX18-0059-173	The County of Henderson, Texas v Gloria Mitchum	1.353 Acres, more or less, out of Abstract 17 of the N. Addison Survey, City of Trinidad, Henderson County, Texas (Volume 855, Page 770 SAVE AND EXCEPT, Volume 1186, Page 864, Deed Records, Henderson County, Texas) Account #0017-0040-0000-810 / Judgment Through Tax Year: 2017	\$4,775.00	
52	TAX18-0065-173	The County of Henderson, Texas v Gary Allen	1.954 Acres, more or less, and a Manufactured Home Only, Label #TEX0298052/63, Serial #12312729A/B out of J.J. Hays Survey, Henderson County, Texas (Volume 2855, Page 367, Deed Records, Henderson County, Texas) Account #0375-0180-0000-870 & Account #0375-0180-000A-870 Judgment Through Tax Year: 2017	\$7,219.00	