

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

December 3, 2024 at 10:00

East Steps of the Anderson County Courthouse, Palestine, Texas

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, personal check, or a cashier's check payable to Anderson County Sheriff**.
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 includes the 2023 tax year. Buyer will be responsible for the 2024 tax year.
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.
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 Palestine at (903) 723-7866.

PROPERTIES TO BE SOLD ON DECEMBER 3, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	DCCV21-2513-3	The County of Anderson, Texas v Jennifer Adame, et al	Lot 7 & 8, Block P, Debard Addition (Volume 1090, Page 707) 1004 W Kolstad St Account #R29024	\$4,875
2	DCCV21-2725- 349	The County of Anderson, Texas v Susan Sweetin	Lot 16, Block 163, Original Addition (Document #2019-7315) 202 W Oak Account #R34467	\$9,361
3	DCCV22-3316- 87	The County of Anderson, Texas v Constance Wilson, et al	Lot 4a & 4E, Block B, Jackson Addition, (Volume 779, Page 526 and Volume 781, Page 358) 704 1/2 DORRANCE ST Account #R31435/R31431	\$14,393
4	DCCV22-3574- 369	The County of Anderson, Texas v Ivan Castillo, et al	Lot 3, Block B, Ferguson Reagan 2 nd Addition (Volume 2559, Page 689) 212 Westwood Rd Account #R29850	\$7,989
5	DCCV22-3593- 369	The County of Anderson, Texas v Michael Dewayne Hammonds, et al	0.984 Acre, more or less, out of the Daniel Payne Survey, Abstract 598, Block 650, Tracts 2B and 2C (Document #2018-6990) 14895 State Highway 155 Account #R839667	\$9,791

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	DCCV22-3594-369	The County of Anderson, Texas v Homer P. Polk, et al	Lot 5A, Block 29, Lipsey Addition (Volume 1052, Pages 741-747) 107 Eighth St Account #R32442	\$23,110
7	DCCV22-3654-87	The County of Anderson, Texas v A. Lee White, et al	Lot 20, Pineywood #1 Addition (Volume 1264, Page 613) ACR 319 Account #R38190	\$4,094
8	DCCV23-3811-87	The County of Anderson, Texas v Guadalupe Avila Trejo	Lots 1 and 2, Block R, Railroad Addition (Volume 2213, Page 311) 402 S Queen St Account #R34703	\$4,370
9	DCCV23-3879-87	The County of Anderson, Texas v Bernadine Bartie, et al	Lot 5, Block N, Debard Addition (Volume 1956, Page 757) 716 Durham St Account #R29013	\$7,557
10	DCCV23-4038-369	The County of Anderson, Texas v Christopher W. Hudgins, et al	Lot 18A, Block 4, Tanglewood Addition (Document #2023-341) 210 Juniper Dr Account #R35603	\$11,629
11	DCCV23-4370-349	The County of Anderson, Texas v Nemesio Vigi., et al	Lot 3, Block 36, Debard Addition (Volume 2611, Page 311) 508 W Lacy St Account #R29152	\$3,710

WITHDRAWN

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	DCCV23-4439-369	The County of Anderson, Texas v David C. Malloy, Sr.	Lot 2, Block 97, Original Townsite (Volume 748, Page 138) 210 W Pine St Account #R34220	\$71,256
13	DCCV24-4514-87	The County of Anderson, Texas v Arthaniel Hall, et al	Lot 1A, 1B, 2A, 2B, Block B6, Texas Land Company Addition (Volume 362, Page 2, Volume 1384, Page 428) 823 FORT ST Account #R35900/R35901/R35902/R35903	\$10,234
14	DCCV24-4595-349	The County of Anderson, Texas v Bright O. Oluwole, et al	Lot 6, Block 3, Tanglewood #3 Addition, Section II (Volume 2401, Page 678) 208 Sandflat Pl Account #R35731	\$8,367
15	DCCV24-4663-369	The County of Anderson, Texas v Carl Caldwell, et al	Lots 2D, 3E and 4E, Block C, Jackson Addition (Volume 487, Page 186 and Volume 548, Page 50) Campbell St Account #R31442	\$1,928
16	DCCV24-4663-369	The County of Anderson, Texas v Carl Caldwell, et al	Lot 3C, Block C, Jackson Addition (Volume 1722, Page 251) 607 Campbell St Account #R31445	\$1,817
17	DCCV24-4663-369	The County of Anderson, Texas v Carl Caldwell, et al	Lot 6B and 7B, Block A, Hughes Addition, (Volume 1413, Page 481), 628 Dorrance St, Account #R31028	\$1,250

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
18	DCCV24-4663-369	The County of Anderson, Texas v Carl Caldwell, et al	0.094 Acre, more or less, out of the John Arthur Survey, Abstract 4, Block 864, Tract 25 (Volume 794, Page 865) 919 W Reagan St Account #R10507	\$1,928
19	DCCV24-4691-87	THE COUNTY OF ANDERSON v MYRTLE DECKARD ET AL	Lots 1C & 1E, Block J in the Jackson Addition (Volume 301, Page 55) 800 Van Fleet Account #R31543	\$3,020
20	DCCV24-4746-87	The County of Anderson, Texas v John Kenneth Capps	Lot 2A, Block 3, Hamilton Addition (Volume 1980, Page 737) ACR 320 Account #R37812	\$906
21	DCCV24-4746-87	The County of Anderson, Texas v John Kenneth Capps	Lot 5A and 6A, Block 7, Hamilton Addition (Volume 1965, Page 757) N US Highway 79 (off) Account #R844463	\$438
<p><u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u> <u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></p>				
22	DCCV23-4402-349	The County of Anderson, Texas v John A. Davis, et al	0.161 Acre, more or less, out of the John Arthur Survey, Abstract 4, Block 880, Tract 28 (Volume 422, Page 337) Walton St Account #R10561	\$1,000

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
23	DCCV23-4334-349	The County of Anderson, Texas v John H. Mathison, et al	Lot 9 and 10, Block 9, Fairview Addition (Volume 107, Page 298 and Volume 566, Page 147) Ruth St Account #R29700	\$1,000