

**DELINQUENT TAX SALE
BOWIE CENTRAL APPRAISAL DISTRICT
BOWIE COUNTY, TEXAS**

March 1, 2016 at 10:00 AM

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.
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 below each tract, and 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 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, please contact our office in New Boston at (903) 628-4712.

PROPERTIES TO BE SOLD ON MARCH 1, 2016:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
1	09C0995-102	Bowie Central Appraisal District v Matthew Burney et al	A Manufactured Home Only, Label #RAD0841563, Serial #RBAR9567630798, located in Abstract 30 of the John Barkman Survey, Bowie County, Texas, 3331 County Road 2112 Account #00820001415 Judgment Through Tax Year: 2012	\$2,500.00	
2	13C0714-102	Bowie Central Appraisal District v Felix Smith	10.00 Acres, more or less, being a part of a 10.00 Acre Tract, out of Abstract 673 of the Willis Whitaker Survey, Bowie County, Texas (A part of that land described in Volume 80, Page 274 of the Deed Records, Bowie County, Texas) Account #29080007100 and Account #29080007000 Judgment Through Tax Year: 2014	\$4,000.00	
3	13C0853-102	Bowie Central Appraisal District v Gregory Tyler	Lot 6, Block 2, Nichols Heights Second Addition to the City of Texarkana, Bowie County, Texas (Volume 1838, Page 150 of the Deed Records, and Probate Cause #38,331, Bowie County, Texas), 2206 Shady Lane, Texarkana, Texas 75503-3445 Account #16980001200 Judgment Through Tax Year: 2014	\$2,500.00	
4	13C0973-102	Bowie Central Appraisal District v Around The World Evangelism, Inc.	Lots 11 and 12, Block 5, Watts Addition to the City of Texarkana, Bowie County, Texas (Volume 679, Page 824 of the Deed Records, Bowie County, Texas), 1324 Bowie, Texarkana, Texas 75501-4830 Account #28080004600 Judgment Through Tax Year: 2014	\$3,500.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
5	13C0974-102	Bowie Central Appraisal District v Kathy D. Cobb	part of Lot 7 and part of Lot 8, Block 22, Rochelle Addition to the City of Texarkana, Bowie County, Texas (Volume 5790, Page 121 of the Deed Records, Bowie County, Texas), 310 West 30th, Texarkana, Texas 75503-3753 Account #20260012000 Judgment Through Tax Year: 2014	\$3,800.00	
6	13C0986-102	Bowie Central Appraisal District v Lakisha N. Greer	Lot 26, Block 4, Feinberg Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 5767, Page 91 of the Deed Records, Bowie County, Texas), 1610 West 17th Street, Texarkana, Texas 75501-3680 Account #07820007300 Judgment Through Tax Year: 2014	\$7,800.00	
7	13C1002-102	Bowie Central Appraisal District v Williette Bradshaw	A 1/2 Acre Tract, more or less, being a part of Lot 20, Kenwood Park Addition to the City of Texarkana, Bowie County, Texas (Volume 399, Page 118 of the Deed Records, and Probate Cause #31,540, Bowie County, Texas), 114 Wade Lane, Texarkana, Texas 75501-2633 Account #12440006600 Judgment Through Tax Year: 2014	\$6,000.00	
8	13C1116-102	Bowie Central Appraisal District v Terrell Brothers Properties, L.L.C.	Lot 9, Block 9, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 3327, Page 122 of the Deed Records, Bowie County, Texas), 408 Wilson, Texarkana, Texas 75501-3410 Account #01580011500 Judgment Through Tax Year: 2014	\$500.00	
9	13C1116-102	Bowie Central Appraisal District v Terrell Brothers Properties, L.L.C.	Lot 10, Block 16, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas ("Tract No. 2" in Volume 3327, Page 122 of the Deed Records, Bowie County, Texas), 714 Jerome, Texarkana, Texas 75501-3330 Account #01580019700 Judgment Through Tax Year: 2014	\$1,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
10	13C1116-102	Bowie Central Appraisal District v Terrell Brothers Properties, L.L.C.	Lot 4, Block 17, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas ("Tract No. 9" in Volume 3327, Page 122 of the Deed Records, Bowie County, Texas), 607 Waterman, Texarkana, Texas 75501-3355 Account #01580020700 Judgment Through Tax Year: 2014	\$800.00	
11	13C1116-102	Bowie Central Appraisal District v Terrell Brothers Properties, L.L.C.	Lot 2, Block 58, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas ("Tract No. 7" in Volume 3327, Page 122 of the Deed Records, Bowie County, Texas), 703 Blanton, Texarkana, Texas 75501-3369 Account #01580060800 Judgment Through Tax Year: 2014	\$500.00	
12	13C1116-102	Bowie Central Appraisal District v Terrell Brothers Properties, L.L.C.	Lot 4, Block 14, City Improvement Company's West Side Addition to the City of Texarkana, Bowie County, Texas ("Tract No. 8" in Volume 3327, Page 122 of the Deed Records, Bowie County, Texas), 609 Bowie, Texarkana, Texas 75501-5303 Account #03860017600 Judgment Through Tax Year: 2014	\$500.00	
13	13C1116-102	Bowie Central Appraisal District v Terrell Brothers Properties, L.L.C.	Lot 12, Block 2, Rose Kennedy Addition to the City of Texarkana, Bowie County ("Tract No. 4" in Volume 3327, Page 122 of the Deed Records, Bowie County, Texas), 910 Waterall, Texarkana, Texas 75501-4910 Account #20480002500 Judgment Through Tax Year: 2014	\$500.00	
14	13C1116-102	Bowie Central Appraisal District v Terrell Brothers Properties, L.L.C.	the West part of Lot 10 and all of Lot 11, Block 11, Tilson and Pitcher's 1st Addition to the City of Texarkana, Bowie County, Texas ("Tract No. 2" in Volume 3327, Page 122 of the Deed Records, Bowie County, Texas), 1209 West 4th, Texarkana, Texas 75501-5443 Account #26420000500 Judgment Through Tax Year: 2014	\$500.00	

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15	13C1116-102	Bowie Central Appraisal District v Terrell Brothers Properties, L.L.C.	South 1/2 of Lot 7, Block 4, Watts Addition to the City of Texarkana, Bowie County, Texas ("Tract No. 6" in Volume 3327, Page 122 as described in Tract 6 of the Deed Records, Bowie County, Texas) Account #28080003000 Judgment Through Tax Year: 2014	\$1,000.00	
16	13C1340-102	Bowie Central Appraisal District v Neil Blood	Lot 9, Block 11, Beverly Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 5383, Page 15 and Volume 6482, Page 130 of the Deed Records, Bowie County, Texas), 524 Melton, Texarkana, Texas Account #01580013300 Judgment Through Tax Year: 2014	\$500.00	
17	14C0522-102	Bowie Central Appraisal District v William Armstrong	0.4 Acre, more or less, out of Abstract 466, of the Thomas Price Survey, City of Texarkana, Bowie County, Texas (Volume 5610, Page 280 of the Deed Records, Bowie County, Texas), 3225 New Boston Account #19060-0259-00 Judgment Through Tax Year: 2014	\$3,900.00	
18	14C0522-102	Bowie Central Appraisal District v William Armstrong	0.54 Acre, more or less, out of Abstract 466, of the Thomas Price Survey, City of Texarkana, Bowie County, Texas (Volume 3159, Page 223, of the Deed Records, Bowie County, Texas), 3209 New Boston Account #19060-0259-01 Judgment Through Tax Year: 2014	\$10,500.00	
19	14C0597-102	Bowie Central Appraisal District v Francine Maddox Franklin	Lot 6, Block 124, Triggs Addition to the City of Texarkana, Bowie County, Texas (Volume 2516, Page 340 of the Deed Records, Bowie County, Texas), 1203 Hazel Street, Texarkana, Texas 75501-4432 Account #03841017900 Judgment Through Tax Year: 2014	\$1,700.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
20	14C1011-102	Bowie Central Appraisal District v Sarah Heard	Lots 20 through 35, inclusive, Block 11, Connor Heights Subdivision, Bowie County, Texas (Volume 3249, Page 200 of the Deed Records, Bowie County, Texas) Account #04480016200 Judgment Through Tax Year: 2014	\$500.00	
21	14C1020-102	Bowie Central Appraisal District v Chase Cranford	Lots 5 and 6, Block 8, Triggs Addition to the City of Texarkana, Bowie County, Texas (Volume 6032, Page 141 of the Deed Records, Bowie County, Texas), 405 Spruce Street, Texarkana, Texas 75501-5530 Account #03840004000 Judgment Through Tax Year: 2014	\$3,500.00	
22	14C1256-102	Bowie Central Appraisal District v Altee Hunter	Lot 9, Block 6, West Texarkana Addition, to the City of Texarkana, Bowie County, Texas (Volume 535, Page 805, Bowie County, Texas), 2606 W 13th Street Account #28640005400 Judgment Through Tax Year: 2014	\$500.00	
23	14C1256-102	Bowie Central Appraisal District v Altee Hunter	Lot 1, Block 6, West Texarkana Addition, City of Texarkana, Bowie County, Texas (Volume 208, Page 295 of the Deed Records, Bowie County, Texas) Account #28640005000 Judgment Through Tax Year: 2014	\$500.00	
24	14C1263-102	Bowie Central Appraisal District v Cleve Henderson	Lot 3, Block 6, West Point Addition, to the City of Texarkana, Bowie County, Texas (Volume 297, Page 119, Bowie County, Texas), 204 Jade Account #28600004200 Judgment Through Tax Year: 2014	\$500.00	
25	15C0032-102	Bowie Central Appraisal District v Clarence Simms	Lots 21 and 22, Block 210, Evans Farm Subdivision, being 9.5 Acres, more or less, out of Abstract 119 of the George Collum Survey, Bowie County, Texas (Volume 276, Page 100 of the Deed Records, Bowie County, Texas), FM 560, Bowie County, Texas Account #04280029800 Judgment Through Tax Year: 2014	\$5,000.00	

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26	15C0110-102	Bowie Central Appraisal District v R.S. Meadows	0.81 Acre, more or less, out of Abstract 49 of the Mary Burnside Survey, Bowie CAD Tract #35, City of Leary, Bowie County, Texas (Volume 164, Page 346 SAVE AND EXCEPT that property more particularly described in Volume 399, Page 618 of the Deed Records, Bowie County, Texas) Account #03180003400 Judgment Through Tax Year: 2014	\$1,500.00	
27	15C0154-102	Bowie Central Appraisal District v Janet McCabe	the East part of Lot 5, Block 3, Wevers First Addition to the City of New Boston, Bowie County, Texas (Volume 2380, Page 332 of the Deed Records, Bowie County, Texas), 110 West US Hwy 82, New Boston, Texas 75570- 2804 Account #28740005000 Judgment Through Tax Year: 2014	\$2,000.00	
28	15C0163-102	Bowie Central Appraisal District v Luciano Espinoza	4 Acres, more or less, out of Abstract 491, of the Absalom Robinson Survey, Bowie County, Texas (Volume 5538, Page 51, Bowie County, Texas), 5480 Daniel Chapel Account #20220004300 Judgment Through Tax Year: 2014	\$1,000.00	
29	15C0166-102	Bowie Central Appraisal District v Michael A. Friedman	Part of Block 21, described by metes and bounds, as "Tract Two" in Volume 1372, Page 221 of the Deed Records of Bowie County, Texas, Estes Addition, to the City of Texarkana, Bowie County, Texas ("Tract Two" in Volume 1372, Page 221 of the Deed Records, Bowie County, Texas), 719 W 26th Account #07440007100 Judgment Through Tax Year: 2014	\$4,500.00	
30	15C0166-102	Bowie Central Appraisal District v Michael A. Friedman	West 46 feet of Lot 2, Block 15, Beverly Heights Addition, to the City of Texarkana, Bowie County, Texas ("Tract Three" in Volume 1372, Page 221 of the Deed Records, Bowie County, Texas), 803 Waterman Account #01580018000 Judgment Through Tax Year: 2014	\$1,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
31	15C0166-102	Bowie Central Appraisal District v Michael A. Friedman	a part of (50 feet x 100 feet) of Lot 10, Block 6, West Beverly Addition an annex to Beverly Heights Addition, to the City of Texarkana, Bowie County, Texas ("Tract Eight" in Volume 537, Page 803 of the Deed Records, Bowie County, Texas), 1016 Lumpkin Account #28320004300 Judgment Through Tax Year: 2014	\$500.00	
32	15C0328-102	Bowie Central Appraisal District v Green Tree Servicing, L.L.C	Lots 6 and 7, Block 44, T&P Addition, to the City of New Boston, Bowie County, Texas (Volume 6347, Page 122 of the Deed Records, Bowie County, Texas), 109 E Lion Account #25080011710 Judgment Through Tax Year: 2014	\$2,700.00	
33	15C0328-102	Bowie Central Appraisal District v Green Tree Servicing, L.L.C	a Manufactured Home, 1997, Legend, 28 feet x 66 feet, Label #NTA0735266/67, Serial #THL1871AAL/BAL, located on Abstract 473, of the James Poor Survey, Bowie County, Texas, 241 CR 4275 Account #18620003303 Judgment Through Tax Year: 2014	\$700.00	
34	15C0337-102	Bowie Central Appraisal District v Imogene Campbell	Lots 8 and 9, Block 2, Peters Heights Addition, to the City of New Boston, Bowie County, Texas (Volume 563, Page 829 of the Deed Records, Bowie County, Texas), N Merrill, New Boston Account #18040-0004-00 Judgment Through Tax Year: 2014	\$1,000.00	
35	15C0596-102	Bowie Central Appraisal District v Jeffrey Kelly	Lots 1 and 2, Eylau Acres Subdivision, Bowie County, Texas (Volume 5216, Page 105 and Volume 5776, Page 190 of the Deed Records, Bowie County, Texas), 1 Jonquill, Bowie County, Texas Account #07690000100 Judgment Through Tax Year: 2014	\$700.00	

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36	15C0596-102	Bowie Central Appraisal District v Jeffrey Kelly	Lot 3, Eylau Acres Subdivision, Bowie County, Texas (Volume 5216, Page 105 and Volume 5776, Page 190 of the Deed Records, Bowie County, Texas), 3 Jonquill Drive, Bowie County, Texas Account #07690000300 Judgment Through Tax Year: 2014	\$500.00	
37	15C0598-102	Bowie Central Appraisal District v Marvell McFadden	Lots 1, 2 and 8 Feet of Lot 3, Block 3, Falveys Subdivision, City of Texarkana, Bowie County, Texas (Volume 4896, Page 50 of the Deed Records, Bowie County, Texas), 4007 and 4001 Houston St, Texarkana, Texas 75501 Account #07720001800 and Account #07720001700 Judgment Through Tax Year: 2014	\$6,000.00	WITHDRAWN
38	15C0598-102	Bowie Central Appraisal District v Marvell McFadden	Lot 10, Block 1, Rollingwood Addition to the City of Texarkana, Bowie County, Texas (Volume 4954, Page 303 of the Deed Records, Bowie County, Texas) Account #20400001000 Judgment Through Tax Year: 2014	\$500.00	WITHDRAWN
39	15C0603-102	Bowie Central Appraisal District v New Boston Round-Up Club	6 Acres, more or less, out of a 6.00 Acre Tract, out of Abstract 173, of the William C. Daniel Survey, Bowie CAD Tract #92, Bowie County, Texas (Volume 474, Page 408, of the Deed Records, Bowie County, Texas) Account #05320009000 and Account #05320009001 Judgment Through Tax Year: 2014	\$5,000.00	WITHDRAWN
40	15C0742-102	Bowie Central Appraisal District v Murlee Jean Crowell	a part of Lot 1, Stewart Subdivision, AKA a 49'3" x 140'6" tract of land in the J.S. Herring Survey, City of Maud, Bowie County, Texas (Volume 3749, Page 294 of the Deed Records, Bowie County, Texas), 914 Runnels Street, Maud, Texas 75567-4568 Account #23280000300 Judgment Through Tax Year: 2014	\$4,300.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
41	15C0757-102	Bowie Central Appraisal District v Jesse Nailon	Lots 2 and 3, Block D, Henry's Addition to the City of Texarkana, Bowie County, Texas (Volume 1976, Page 111 of the Deed Records, Bowie County, Texas), 1206 Nolthenius Street, Texarkana, Texas 75501 Account #10440001500 Judgment Through Tax Year: 2014	\$500.00	
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR</u> <u>SALE</u> <u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>					
42	11C0221-102	Bowie Central Appraisal District v Sirenio Hernandez et al	Lot 26, Block 5, Feinberg Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 2870, Page 97 and Volume 6472, Page 333, Deed Records, Bowie County, Texas), 1610 W. 16th St. Account #07820009900 Bid in Trust 6/4/2013 Judgment Through Tax Year: 2011	\$2,000.00	
43	11C0373-102	Bowie Central Appraisal District v Mary F. Gilkey et al	Lot 1, Block 32, West Texarkana Addition to the City of Texarkana, Bowie County, Texas (Volume 221, Page 548, Volume 1897, Page 226 and Volume 6433, Page 341, of the Deed Records, Bowie County, Texas), 2201 W. 9th St., Texarkana Account #28640026700 Bid in Trust 4/2/2013 Judgment Through Tax Year: 2011	\$1,000.00	