

DELINQUENT TAX SALE
WHITNEY INDEPENDENT SCHOOL DISTRICT, HILL COUNTY APPRAISAL DISTRICT, THE COUNTY OF HILL, TEXAS,
HILLSBORO INDEPENDENT SCHOOL DISTRICT, CITY OF HILLSBORO AND THE CITY OF ITASCA, TEXAS
HILL COUNTY, TEXAS

February 7, 2017 at 10:00 AM
Hill County Courthouse Steps; Hillsboro, 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 Hill County Tax Office**. 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.
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.
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.

If you have any questions, you may contact our office in Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON FEBRUARY 7, 2017:

PRO P #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	10780A	Whitney ISD v Mary Alexander	Lot 161, Loma Alta Addn, (V1494/P769) #129201 WITHDRAWN	\$7,921.49
2	11328A	Hubbard ISD v Zachary L. Scott	Lots 4B & 5A, Blk 53, O.T. (V1640/P778 OPR) Hubbard, #117353 WITHDRAWN	\$1,281.37
3			1.033 ac, more or less, A-36, N Berkley Surv, Tr 27D (V1621/P413) S Magnolia, Hubbard, #385530 WITHDRAWN	\$1,126.22
4			2.066 ac, more or less, A-36, N Berkley Surv, Tr 27E (V1621/P413) NE 1st St, Hubbard #385531 WITHDRAWN	\$3,747.73
5	11365A	Hillsboro ISD v Robernette Johnson Kelley	part of the JA Caruthers Surv, assessed on the Tax Roll as Lots 10 & 11, Blk 60, McMullen Addn (V404/P17) 411 Peabody, Hillsboro, #114036 WITHDRAWN	\$1,500.00
6	11573A	Co Hill v Bobbie Jean Forbes Tanner	Lots 143, 144, 145 & 146, Live Oak Annex Addn (V1253/P717) 177 Irving Dr, Whitney, #300031	\$5,745.16
7	11579A	Hillsboro ISD v Estella Brown Forge	Part of Lots 17 & 18, Abney Addn, assessed on the Tax Roll as Lots 17B & 18E, (V487/P178) 302 Sycamore, Hillsboro, #100573 WITHDRAWN	\$4,806.18

8	11778A	Hillsboro ISD v St. Paphnutius The Great, a Catholic Church	0.234 ac, more or less, A-403, J Hanley Surv, Tr 9, Lot 25 (V1680/P278 OPR) 806 Corsicana Hwy, Hillsboro, #113456	\$12,481.37
WITHDRAWN				
9	11837A	Co Hill v Robert C. Hill	Lots 260 & 261, Lake Whitney Est (V881/P395 OPR) 120 Scenic Dr, Whitney, #128405 & #128406	\$16,214.97
10	11782A	Hillsboro ISD v Felix Carter, Jr.	Lot 9, Blk 60, McMullen Addn (V710/P209 S&E V1122/P287) 407 Peabody, Hillsboro, #103868	\$3,000.00
WITHDRAWN				
11			A-403, J Hanley Surv, Tr 8, Lot 2 (V1156/P812 OPR) 614 E Walnut, Hillsboro, #105524	5,000.00
SOLD				
12			A-148, J Carothers Surv, Tr 3, Lot 16 (V679/P94) 103 Madison, Hillsboro, #113223	\$500.00
13	11819A	Hillsboro ISD v Jesus Zuniga Cardenas	Part of Lot 7, Blk 3, Duncan Addn, assessed on the Tax Roll as Lot 7A, Blk 3, (V1192/P578 OPR) 215 Duncan, Hillsboro, #112384	\$6,360.17
WITHDRAWN				
14	11838A	Co Hill v Anita Conant	Part of Lot 136, Lake Edge Harbor Subd, assessed on the Tax Roll as Lot 136B, (V591/P838) 110 Choctaw Trail, Whitney, #127754	\$16,107.70
15	11861A	Co Hill v Angela N. Turner Whipkey	Lots 117B & 118B, Lake Edge Harbor Addn (V1253/P120) 130 Lakeview Dr W, Whitney, #127733	6,152.94
WITHDRAWN				

16	11926A	Hillsboro ISD v Regina Hicks	A-148, J Carothers Surv, Tr 7, Lot 32 (V1014/P517) 425 John, Hillsboro, #105751 SOLD	\$700.00
17	11963A	Aquilla ISD v Lucretia Wagoner	13.5408 ac, more or less, A-864, WH Smith Surv, Tr 8 (V336/P546 S&E V436/P579 & V654/P357) 199 HCR 2200, Aquilla, #115999 WITHDRAWN	\$6,754.69
18	11964A	Blum ISD v Joann Randolph	.008333% Royalty Interest, Rall Family Trust, W#1-H 91252333, Legend Natural/Newark, East Barnett, Ab 804, Savage W F Sur, Acs 314.5200, #388065; 008333% Royal Interest, Rall Family Trust, W#2-H, 91252330, Legend Natural/Newark, East Barnett, Ab 804, Savage W F Sur, Acs 314.5200, #388044 WITHDRAWN	\$4,000.00
19	11974A	Co Hill v Robert A. Burks	Lot 215, Lake Whitney Est, Unit 1 (V1122/P1 OPR) Oak Run St, Whitney, #128374	\$1,160.00
20	11984A	Hillsboro ISD v Mario A. Garcia	Lot 4C, Blk I, Duncan Addn, and a Manufactured Home, Southern Homes, 28'x40', Label #NTA0844131/32, Serial #DSD-ADL6111B/A (9571515) 109 Duncan St, Hillsboro #12853 WITHDRAWN	\$4,859.06
21	11999A	Blum ISD v Darrell Dwight Green	1.73 ac, more or less, A-715, S Pool Surv, Tr 3 aka Lots 4 & 5, Fair Acres Estate I (V1688/P519 & V1801/P112) Off FM 934, #390268 SOLD	\$3,216.84

22			1.73 acres, more or less, A-715, S Pool Surv, Tr 3 aka Lots 5 & 4, Fair Acres Estate I (V1688/P519 & V1831/P106) off FM 934, #145517	\$3,231.36
SOLD				
23	12027A	Hillsboro ISD v Rodrigo Castaneda	Part of Lots 2 & 3, Parks Addn (V1094/P14) 702 E Franklin St, Hillsboro, #114227	\$7,920.93
WITHDRAWN				
24	12053A	Hillsboro ISD v Martha A. Arizumi	Lot 8, Blk 17, Steiner Donation Addn (V1047/P113) 204 Smith St, Hillsboro, #107543	\$6,691.21
WITHDRAWN				
25			Lot 9, Blk 17, Steiner Donation Addn (V1047/P113) 204 Smith St, Hillsboro, #105386	\$1,901.75
WITHDRAWN				
26	12058A	Hillsboro ISD v Archie Edward Meeks	Part of Lot 1, Tarlton Addn (V501/P18) 605 S Park St, Hillsboro, #103181	\$9,679.73
SOLD				
27			Part of Lots 8 & 9, Tarlton Addn (V988/P702) S Park St, Hillsboro, #105072	\$2,480.00
SOLD				
28	12071A	Hillsboro ISD v Preston Spates,	Lots 1, 2 & 3, Blk 9, South Yard Addn (V339/P287) S Waco, St, Hillsboro, #104852	\$2,220.00
29	12072A	Hillsboro ISD v William M. Browning	Lot 42 & West half of Lot 43, Tarlton Addn (V335/P667) Monroe St, Hillsboro, #100577	\$2,519.98

30	12074A	Hillsboro ISD v Jimmie Lee Taylor	Lot 13, Blk 67, McMullen Addn, and a manufactured home, label # DLS0035577, Serial # LVT52433 (V595/P488) 111 Sycamore St, Hillsboro, #104504	\$8,960.00
31	12076A	Hillsboro ISD v Naomi Cotton	East half of Lot 25, Quickenstedt Addn (V456/P249) Hillsboro, #114425	\$1,500.00
SOLD				
32	12083A	Hillsboro ISD v William H. Richardson	Lot 13, Blk 63, McMullen Addn (V185/P378) 306 S Church St, Hillsboro, #107335	\$1,740.00
SOLD				
33	12086A	City of Whitney v W.I. Satterwhite	Lots 4, 5, 14, 15, 16 & 17, Blk 7, Greenwade Addn (V213/P502) 406 S San Jacinto St, Whitney, #131051	\$18,941.26
34	12087A	City of Whitney v H.R. Ward	West part of Lot 7 & a part of an unnumbered Lot, all in Blk 1, Hicks Addn, assessed as Lot 7A & part of Lot 5 ½ (V734/P508) 305 S San Marcos St, Whitney, #106934	\$13,218.55
35	12089A	Mount Calm ISD v Mary Brezik,	0.50 ac Tr, more or less, Tr 10, A-856, C Schussler Surv (V271/P83) No # Wausau Ave, Mount Calm, #100479	\$2,010.00
WITHDRAWN				
36	12092A	Hubbard ISD v Steven J. Reed	Lot 5, Blk 46, O.T. (V1228/P155) 706 NW Second St, Hubbard, #117301	\$2,932.82

37	12093A	Hubbard ISD v A.M. Wren	Part of Lots 5 & 6, Blk 113, O.T., assessed on the Tax Roll as Lots 5B & 6B, Blk 113 (V156/P804) 407 S Live Oak Ave, Hubbard, #117562	\$7,000.00
38	12095A	Hillsboro ISD v Kenneth Michael Daniel	Being a part of Lot 6, Steiner Donations, assessed as Lot 15, Blk 6 (V700/P181) 227 N Waco St, Hillsboro, #114668	\$5,651.44
SOLD				
39	12099A	Bynum ISD v Hill Hinsley	Lot 4, Blk 9, O.T. (V220/P376) Saylor St, Bynum, #104160	\$2,371.68
40	12100A	The City of Whitney v Betty Stinson	Lot 12, Blk 1, Wallace Addn (V570/P792) Whitney, #104399	\$11,584.36
41	12117A	Hubbard ISD v Pamela Beverly	Lot 3, Blk 106, O.T. (V1701/P602 OPR) 305 SW Third St, Hubbard, #117549	\$4,315.98
WITHDRAWN				
42	12118A	Hillsboro ISD v Cornelius Cooper	Lot 10, aka Tr 3, A-148, J Carothers Surv, (V164/P514) S Ivy St, Hillsboro, #104822	\$1,240.00
43	12135A	Covington ISD v Thomas S. Campbell	2.19 ac, more or less, A-555, J McCarter Surv, Tr 16, Lot 38 (V695/P822) Covington, #134750	\$1,980.00
SOLD				
44			2.17 ac, more or less, A-555, J McCarter Surv, Tr 16 (V697/P463) Covington, #134751	\$1,960.00
SOLD				

45	12137A	Hillsboro ISD v Stella Harris	Lots 64, 65, 66, 67, 68 & 73, Buck Addn (V895/P383 OPR) 200 Mark St, Hillsboro, #111943	\$4,932.03
46			Lots 74, 75 & 76, Buck Addn (V895/P383 OPR) Mark St, Hillsboro, #106695	800.00
SOLD				
47	12145A	Hillsboro ISD v Barbara Nell Long	Lot 6A, Tr 1, A-148, J Carothers Surv (V493/P1028) 115 4th St, Hillsboro, #134195	\$41,690.19
48			Lot 6B, Tr 1, A-148, J Carothers Surv (V493/P1028) 117 4th St, Hillsboro, #134196	\$13,070.83
49			Lot 11, Tr 2, A-148, J Carothers Surv (V576/P624) S Ivy St, Hillsboro, #102848	\$2,480.00
50			Lot 13, Tr 2, A-148, J Carothers Surv (V576/P624) 329 Brown St, Hillsboro, #102849	\$1,860.00
51			Lot 27, Blk 60, McMullen Addn, being part of Blk 60, (V718/P444) 315 Brown, Hillsboro, #105363	\$1,240.00
52	12185A	Hillsboro ISD v Patricia E Conley	Lot 13, Tr 10, A-475, M Johnson Surv (V1560/P244 OPR) 1043 E Franklin St, Hillsboro, #138018	\$3,931.10
53			Lot 129, George Addn (V1560/P250 OPR) 300 Hall St, Hillsboro, #112472	\$1,310.00

54			West one-half of Lot 61, Buck Addn (V1560/P246 OPR) Hillsboro, #106693	\$1,240.00
55			Lot 30D, Sweeney Addn, (V1560/P254) 104 Sweeney St, Hillsboro, #103118	\$810.00
SOLD				
RESALES				
<u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE PROPERTY TAX CODE:</u>				
56	11627A	Hillsboro ISD v Billy F. Morgan	Lot 19A, Blk 67, McMullen Addn (V1240/P132 OPR) 201 Madison, Hillsboro, #114117 (Bid in Trust 5/5/2015)	\$500.00
57	11232A	Hillsboro ISD v Vernon Uzell Baker	Part of Lot 30, Sweeney Addn, assessed on the Tax Rolls as Lot 30G, Sweeney Addn (V305/P15) 112 Sweeney, Hillsboro, #100214 (Bid in Trust 8/5/2014)	\$500.00
SOLD				
58	11035A	Hillsboro ISD v Oscar Isaac	Lot 29E, Sweeney Addn (V354/P223) McDonald St & Pine St, Hillsboro, #100225 (Bid in Trust 4/3/2012)	\$500.00
SOLD				
59	10771A	Hillsboro ISD v Louis M. Hodge	Lot 29C-1, Sweeney Addn (V792/P773 OPR) 204 Pine, Hillsboro, #143171 (Bid in Trust 11/2/2010)	\$500.00
60	10488A	Hillsboro ISD v Sie McGrew	Lot 5, Blk 97, O.T. (V315/P150) SW 3rd St & S Mesquite Ave, Hillsboro, #117534 (Bid in Trust 11/6/2012)	\$500.00

61	10812A	Hillsboro ISD v Edward Clarence Greer	West ½ of Lot 26, Quickenstedt Addn (V679/P697) Brown Street, Hillsboro, Acct #101750 (Bid in Trust 11/6/2012)	\$700.00
62	11224A	Hubbard ISD v Elmer Joyce Davis AKA Elmir Davis	Lot 2, Blk 117, O.T. (V405/P89) 203 SW 4 th St, Hubbard, #101136 (Bid in Trust 11/6/2012)	\$500.00
63	10595A	City of Whitney v Melvin Gilmore	Lot 6, Gilmore Subd (V1775/P309) Whitney, #103031 (Bid in Trust 11/5/2013)	\$500.00
SOLD				
64	11227A	Hillsboro ISD v Clara L. Polk	Lot 49, A148, J. Carothers Surv, Tr 30 (V420/P299) #103705 (Bid in Trust 2/4/2014)	\$500.00
65	11315A	Hillsboro ISD v John A. Shields	Lots 5B-1 & 6C, Huffhines Addn (V1782/P204 OPR) East Walnut St, Hillsboro, #134173 (Bid in Trust 2/4/2014)	\$500.00
SOLD				
66	11496A	Hubbard ISD v Albert Hunt	Lot 22, Hunt Addn, (V357/P10) Hubbard, #102268 (Bid in Trust 8/5/2014)	\$500.00
67			Lot 20, Hunt Addn (V162/P78) Hubbard, Acct #102267 (Bid in Trust 8/5/2014)	\$500.00
68	11757A	Hillsboro ISD v Ollie P. McGill, Jr.	Lots 7B & 8B, Blk 56, McMullen Addn (V1156/P827) 210 Gooden, Hillsboro, #107319 (Bid in Trust 11/3/2015)	\$500.00
SOLD				

69			Lot 3A, Blk 61, McMullen Addn (V1156/P824 OPR) 230 McDonald, Hillsboro, #102507 (Bid in Trust 11/3/2015)	\$500.00
SOLD				
70			Lot 3B, Blk 61, McMullen Addn (V1136/P826 OPR) 232 McDonald, Hillsboro, #114048 (Bid in Trust 11/3/2015)	\$500.00
71	11808A	Hubbard ISD v Esterlene Hawkins	Lot 6, Blk 92, O. T. (V733/P817) 204 SW 3 rd St, Hubbard, #117511 (Bid in Trust 11/3/2015)	\$500.00
72	11285A	Hubbard ISD v Joe Johnson	Lot 7A, Blk 92, OT (V1220/P123 OPR) #107014 (Bid in Trust 4/2/2013)	\$500.00
73	11809A	Hillsboro ISD v Cleo Bunn	Lot 29, Blk 61, McMullen Addn (V355/P558) 322 Peabody St, Hillsboro, #107328 (Bid in Trust 5/3/2016)	\$500.00
74	12007A	Itasca ISD v Bethlehem Missionary Baptist Church	Lots 1D & 2D, Blk 29, Browder Addn (V1683/P197) South St, Itasca, #376582 (Bid in Trust 5/3/2016); Lot 2A, Blk 29, Browder Addn (V1683/P197) South St, Itasca, #376583 (Bid in Trust 5/3/2016)	\$500.00
SOLD				
75	12030A	Hillsboro ISD v Jack Gray	Lots 12 & 13, Tarlton Addn (V387/P454 & 455) 100 E Madison, Hillsboro, #101727 (Bid in Trust 5/3/2016)	\$500.00

76	12050A	Hillsboro ISD v D. L. Upchurch	Lot 2, Blk 6, Thompson Addn (V283/P174) 204 Morgan, Hillsboro #105013 (Bid in Trust 5/3/2016)	\$500.00
77	12006A	Mount Calm ISD v Floyd Daniels	2.967 ac, more or less, A-707, R. Patton Surv, Trs 5 & 6 (V493/P873) South 1st St, Mount Calm, #101112 (Bid in Trust 8/2/2016)	\$2,000.00
SOLD				
78	12079A	Hubbard ISD v Mildred Roemer	Lots 6B & 7B, Blk 52, O.T. (V667/P28) NW 2nd & N Bois D Arc Ave, Hubbard, #117344 (Bid in Trust 8/2/2016)	\$750.00
79	12090A	Mount Calm ISD v W.L. Johnson	1.51 ac, more or less, A-558, M. Mata Surv, Tr 39 (V246/P123, V92/P23 S&E V382/P165) Mt. Calm, #103422 (Bid in Trust 8/2/2016)	\$1,500.00
SOLD				
80	12091A	Hillsboro ISD v Leona Hill	Lot 1, Tr 2, A-148, J. Carothers Surv, being part of Lot 60, McMullen Addn (V379/P299) 203 Anderson, Hillsboro, #100526 (Bid in Trust 8/2/2016); Lot 2, Tr 2, A-148, J. Carothers Surv (V371/P390) #102116 (Bid in Trust 8/2/2016)	\$1,500.00
81	11978A	Aquilla ISD v Sallie Barrett	Lots 1, 2, 3, 4 & 5, Blk 45, O.T. (V194/P235 & V193/P180) N Pruitt Lane (FM 933), Aquilla, #116418 (Bid in Trust 11/1/2016)	\$1,000.00
SOLD				
82	12013A	Malone ISD v Virginia Manning	0.21 ac, more or less, A-416, E. Hall Surv, Tr 22 (V203/P319) Off N Elm St, Malone, #121626 (Bid in Trust 11/1/2016)	\$500.00

83	12073A	Blum ISD v Gebhard Altman,	Lots 1, 2, & 1/2 of Lot 3, Blk 31, Davis Addn (V118/P483) E 4th St (Fm 67) Blum, #134639 (Bid in Trust 11/1/2016) SOLD	\$800.00
84	12077A	Penelope ISD v Allen Howard	Lots 1 & 2, Blk 1 aka Lot 1, Blk 1, Wolfe Addn (V337/P142) Roosevelt St, Penelope, #102211 (Bid in Trust 11/1/2016) SOLD	\$800.00