

**DELINQUENT TAX SALE  
WHITNEY INDEPENDENT SCHOOL DISTRICT, HILL COUNTY APPRAISAL DISTRICT AND THE COUNTY OF HILL, TEXAS  
HILL COUNTY, TEXAS**

**February 5, 2019 at 10:00 A.M.  
HILL COUNTY COURT HOUSE**

**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 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.

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

**PROPERTIES TO BE SOLD ON FEBRUARY 5, 2019:**

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
1	10780A	Whitney ISD v Mary Alexander	TR #1: Lot 161 Loma Alta Addn (V1494/ P769) 173 Creek Dr, Whitney #129201	\$8,987.28
2	11818A	Hillsboro ISD v Leon B. Crosby, Sr.	Part of Lot 65, McMullen Addn, assessed as Lot B, Blk 65, McMullen Addn, (V1706/P349) 412 S Church, Hillsboro #114107	\$9,140.00
3	11837A	The County of Hill, Texas v Robert C. Hill et al	Lot 260 & 261, Lake Whitney Estates (V881/P395)120 Scenic Dr & No # Scenic Dr Whitney #128405& 128406	\$4,000.00
4	11861A	The County of Hill v Angela N. Turner Whipkey et al	Lots 117B &118B, Lake Edge Harbor Addn (V 1253/P 120) 130 Lakeview Dr W Whitney#127733	\$8,901.61
5	12120A	The County of Hill v Tanner F. Harvey	6.388 Ac,A- 284, H. Freed Surv, Tr 8 (V 1478/P 583 SAVE & EXCEPT that property more described in V 1486/P 421) FM 933/HCR 2115 Whitney #100477	\$13,311.53
6	12128A	Itasca ISD v Lisa Snider et al	a Manufactured Home ONLY, L #TEX0496878/79, S#12521109A/B, located on A- 940, of the O. Wheeler Surv, Tr 3,154 HCR 4419Grandview #391267	\$7,695.44
7	12197A	Covington ISD v Pamela Rust	0.3663200 RL, BILL THE CAT LEASE, WELL #1-H, LOCATED ON 51.90 AC, ABSTR 757, R REED SURV, #382868	\$3,244.00
8	12205A	The County of Hill v Johnnie Faye Cagle et al	0.745 Acre, A-1135, McCown Surv, Tr 2C &a Manufactured Home, L # TEX0521897, S# 12320168 (V 957/P 770) 507 HCR 1236 Whitney #127659	\$11,903.89
9	12228A	Hubbard ISD v James C. Gunning	North ½ of Lot 61, South ½ Lot 61, Lot 62 & Lot 63, Edgewood Addn (V 1355/P 287, & V 345/P 550 & V719/P311)103 N Apple St Hubbard #146715, 1019 NE 4 <sup>th</sup> St, Hubbard #101549 & 1017 NE 4 <sup>th</sup> St, Hubbard #101550	\$9,500.00
10	T006-17	Hubbard ISD v Ricardo Javier et al	Lot 34, Holly Hill Addn (V 518/P 611 & V 520/P 462), N Powell Dr Hubbard #102379	\$3,260.00
11	T080-17	Hubbard ISD v Kelly Wayne Weaver et al	Lots 7 & 8, Blk 113, Original Townsite (V 677/P 831) 305 SE 5th St Hubbard #117563	\$6,543.61
12	T147-17	Hillsboro ISD v Tina Marie Gill	Lot 6B, Blk 17, Steiner Donation Addn (V 1721/P 423) 214 Smith St Hillsboro #114742	\$4,535.38
13	T030-18	Penelope ISD v Landmark Trading Company, LP	1.31 Ac, A-893 Tyler County School Land Surv, Tracts 1-77 aka Lot 77, Meadow View Estates (V 1709/ Ps 324 & 327) 118 Meadow View Ln Penelope #381791	\$7,345.97
14	T030-18	Penelope ISD v Landmark Trading Company, LP	1.75 Ac, A- 893, Tyler County School Land Surv, Tracts 1-81 aka Lot 81, Meadow View Estates (V 1715/P 240) 144 Meadow View Ln Penelope #300426	\$5,472.59
15	T066-18	Hillsboro ISD v Albert I. Duerner et al	A- 392 I.D. Houston Surv, Tarc 1B, (Outlot Johns) (V 338/P 492) S Bois D'Arc St Hillsboro #103252	\$660.00
16	12145A	Hillsboro ISD v Barbara Nell Long	Lot 6A, Tr 1, AbsTr 148 of the J. Carothers Surv (V 493/P 1028) 115 4th St #134195	\$19,000.00

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<b><u>RESALES</u></b> <b><u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></b>				
17	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 #104504 (Bid in Trust 2/7/2017)	\$2,000.00
18	T076-17	The County of Hill, Texas v William E. Watkins, III	Lot 39, White Bluff #22 (V958/P634) 22039 Raintree Ct #144710 (Bid in Trust 2/6/2018)	\$3,500.00
19	12185A	Hillsboro ISD v Patricia E Conley et al	West one-half of Lot 61, Buck Addn (V 1560, P 246) Hillsboro #106693 (Bid in Trust 2/7/2017)	\$500.00
20	12114A	Hillsboro ISD v James Wesley Cathey, Sr. et al	Lot 22, Tarlton Addn (V1456/P289) 200 E Madison St Hillsboro #100528 (Bid in Trust 11/6/2018)	\$2,650.00
21	T033-18	Hillsboro ISD v Samuel Sowell et al	Lot 24, Blk 62, McMullen Addn (V21/P300) Corsicana Hwy, Hillsboro #103837 (Bid in Trust 11/6/2018)	\$4,000.00
22	T184-17	Hillsboro ISD v Lee Ora Cotton et al	Lot 27B, Quickenstedt Addn (V 438/P 348) 207 Abeny Ave Hillsboro #114426 (Bid in Trust 11/6/2018)	\$4,000.00
23	12145A	Hillsboro ISD v Barbara Nell Long et al	Lot 6B, Tr 1, A-148, J Carothers Surv (V493/P1028) 117 4th St, Hillsboro #134196 (Bid in Trust 2/7/2017)	\$500.00
24	12218A	Hillsboro ISD v Susie Mae Neal et al	Lot 25, Blk 62 McMullen Addn, 109 Brown St, Hillsboro #103421 (Bid in Trust 9/4/2018)	\$2,000.00