

**DELINQUENT TAX SALE
COUNTY OF HILL
MARCH 3, 2009 – 10:00 A.M.
HILL COUNTY COURTHOUSE STEPS**

GENERAL INFORMATION REGARDING THE TAX SALE

The following is important information regarding the property to be offered for sale. You must carefully read this information and evaluate these facts in light of your anticipated use of the property.

- (1) Prior to the beginning of the tax sale, a person intending to bid will be required to register with the person conducting the sale and present a form of identification issued by a government agency (i.e., Driver's License).
- (2) The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. The rules covering auctions generally will apply. Purchasers must pay for their property with cash or a cashier's check payable to the Hill County Sheriff's Department.
- (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. Any successful 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.
- (4) Purchasers at this tax foreclosure sale will receive an ordinary type of sheriff's deed which is without warranty, express or implied. 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 County Clerk's office. Purchasers have the right of possession during the redemption period. 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 this 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 defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21(g) of the TEXAS TAX CODE.
- (7) 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.
- (8) It will be necessary for the bidders to satisfy themselves concerning location of the property on the ground prior to the sale. Maps and plats of these properties may be on file in the office of the County Clerk or the Appraisal District and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. The approximate property address reflected herein is the address on the tax records and may or may not be completely accurate.
- (9) 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 questions or need additional information, you may contact our office at 254/756-7755 or the Hill County Tax Office.

PROPERTY TO BE SOLD

MARCH 3, 2009

CAUSE NUMBER, STYLE OF SUIT, DEFENDANTS AND PROPERTY DESCRIPTION:

9823A; HILLSBORO ISD v WILLIE MAE RIGSBY; OLLIE FAYE RIGSBY; BILLY RIGSBY; MARTHA RIGSBY

ACCT #107333
part of Lot 62, McMullen, being 50' x 85' x 55' x 95'
(V408/P494 S&E V1128/P357 OPR) assessed as Lot 18B,
Blk 62, McMullen Addn

ADDRESS: 206 Corsicana Hwy
Hillsboro

MINIMUM BID: \$2,760.00

9876A; CO HILL v TRAINER PROPERTY CONSULTANTS LLC

ACCT #125551
Lots 46 & 47, Beachview Acres, Subd #2 (V1045/P777 OPR)

ADDRESS: Race St.
Whitney

MINIMUM BID: \$5,998.36

10046A; CO HILL v ROBERT ANDERSON; CORA LEE ANDERSON; JAMES ANDERSON; ROBERT ANDERSON JR; JASPER ANDERSON; IDA ANDERSON; IRA ANDERSON; VIOLA ANDERSON; MAGGIE ANDERSON; JOE ANDERSON; CHARLES ANDERSON

ACCT #100100
Lots 2 – 5, Lot 8 & Lots 10 – 14, Blk 3, Wallace Addn
(V515/P355)

ADDRESS: Whitney

MINIMUM BID: \$14,010.00

ACCT #100101
Lot 6, Blk 3, Wallace Addn (V425/P169)

ADDRESS: N Polk St.
Whitney

MINIMUM BID: \$550.00

10104A; ABBOTT ISD v JULIAN CHAVEZ; GREEN TREE SERVICING LLC

ACCT #375900
a 14'x76' Tanglewood Manufactured Home, Lab
#TEX0299588, Ser #30550932T

ADDRESS: located on Lot 55
Sparks #2
Abbott

MINIMUM BID: \$500.00

**10110A; BLUM ISD v JAMES M BATES; CATHY L BATES; GREEN TREE SERVICING LLC (SUC
SERV AGT FOR BANK OF AMERICA, BAHS DIV); BANK OF AMERICA BAHS DIV)**

ACCT #148670
a 1987 Columbia manufactured Home, 32'x56', Lab
TEX0415490/91, Ser 50405041TXA/B

ADDRESS: located on A-677
Norrod Surv, Tr Blum

MINIMUM BID: \$5,628.18

10132A; PENELOPE ISD v BENITA JENNINGS JOHNSON

ACCT #354690
a 1989 Brookhollow, 14'x40' Manfaucatured Home, Lab
TEX0438702/3, Ser 12315594A/B

ADDRESS: located on #25, Tyler
Co School Land, Tr 3
Penelope

MINIMUM BID: \$6,450.28

10233A; HILLSBORO ISD v JOHN W DULANEY; SHARON A DULANEY

ACCT #106240
7.00 ac, more or less, A-747, Quirk Surv, Tr 90 (V870/P45)

ADDRESS: HCR 1309

MINIMUM BID: \$5,732.93

**10236A; HILLSBORO ISD v JOHN W BOSTON; BARBARA G BOSTON; NEATHERLIN HOMES
INC**

ACCT #101974
Lots 10 & 11, Blk 67, McMullen Addn (V1204/P810)

ADDRESS: 107 Sycamore
Hillsboro

MINIMUM BID: \$10,561.09

**10245A; HILLSBORO ISD v CARL R BRISTOW; LAURA DEAN BRISTOW; MARY JANE
BRISTOW**

ACCT #114912
Lot 2, Tarlton Addn, (V336/P565)

ADDRESS: 209 E. Madison
Hillsboro

10252A; AQUILLA ISD v DANNY W BUSBY; CITIFINANCIAL INC.

ACCT #116044
2.70 ac, more or less, A-874, Shelton Surv, Tr 4 (V987/P554)

ADDRESS: HCR 2224 E
Aquilla

MINIMUM BID: \$7,540.55

10273A; HUBBARD ISD v BERTHA SHANKLIN; ESSIE L FIELDER

ACCT #104149
Lot 2, Blk 103, OT (V483/P534; V461/P572; Plat in V162/P42)

ADDRESS: Hubbard

MINIMUM BID: \$1,690.00

10484A; HILLSBORO ISD v WILLIAM RAY ROBINSON; ROBERT LEE ROBINSON; MARY ROBINSON; SPENCE ROBINSON

ACCT #100326
50'X150' J Caruthers Surv [assessed on tax roll as Lots 51
and 51A, A-148, J Carothers Surv, Tr 7] (V478/P743)

ADDRESS: Paul Street
Hillsboro

MINIMUM BID: \$2,210.00

10485A; HILLSBORO ISD v MARY CARTER

ACCT #100745
Lot 51, Abney Addn (V356/P533)

ADDRESS: 308 Vineyard
Hillsboro

MINIMUM BID: \$1,660.00

RESALES

**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**

8083A; HILLSBORO ISD v B R DANIEL

ACCT #101096; 101097; 101098
part Lots 1 & 2, Orig Martin Addn [assessed as Lot 1,
Blk 1] (V330/P355; V542/P183) and part Lots 1 & 2, Orig
Martin Addn [assessed as Lot 2, Blk 1] (V19/P356) and
part Lots 1 & 2, Orig Martin Addn [assessed as Lot 3,
Blk 1] (V396/P158; V397/P73) All Bid in Trust 11/4/08

ADDRESS: 309 Bois D'Arc St.
Hillsboro

MINIMUM BID: \$1,000.00

8255A; HILLSBORO ISD v BILLIE FRANKLIN MORGAN

ACCT #103343
50' x 140' of Blk 67, McMullen Addn (assessed as Lot 33
& 19' x 140' of John Caruthers Surv) (V623/P599) Bid in Trust
5/1/01

ADDRESS: 103 Barnes
Hillsboro

MINIMUM BID: \$700.00

8714A; HILLSBORO ISD v FRONIE JOHNSON AKA FONZIE JOHNSON

ACCT #104801
300' x 50' off North end of Lots 18 & 19 and W/2 of
Lot 20, Buck Addn, Hillsboro (V322/P271) Bid in Trust 2/5/08

ADDRESS: 200 Blk of Sycamore
Hillsboro

MINIMUM BID: \$500.00

8846A; HILLSBORO ISD v F A ST CLAIR

ACCT #104351
381' x 105' x 204' x 105' x 177' x 210', being part Lot 40,
Buck Addn [assessed as Lot 40A] (V204/P329) Bid in Trust
11/4/08

ADDRESS: 509 Church
Hillsboro

MINIMUM BID: \$1,000.00

9106A; HILLSBORO ISD v REDELL ROBINSON

ACCT #103945
E/2 of Lot 24, Buck Addn, Hillsboro (V489/P31) Bid in Trust
2/5/08

ADDRESS: 418 Matthew
Hillsboro

MINIMUM BID: \$500.00

9188A; HILLSBORO ISD v CLARENCE LOGGINS

ACCTS #102842; #102843
Lots 23 & 24, Abney Addn, Hillsboro (V431/P15)
Bid in Trust 2/5/08

ADDRESS: 301 Francis St.
Hillsboro

MINIMUM BID: \$7,000.00

9509A; HILLSBORO ISD v CLEAR CHANNEL RADIO INC

ACCT #101413
Lot 44, Abney Addn, Hillsboro (V1164/P188) Bid in Trust 2/5/08

ADDRESS: 204 Vineyard
Hillsboro

MINIMUM BID: \$500.00

9563A; HILLSBORO ISD v PAT HOWETH

ACCT #114836
Lots 14-D, 15-A & 15-C, Sweeney Addn, Hillsboro
(V1117/P472 Official Public Records) Bid in Trust 2/5/08

ADDRESS: 418 Park Dr.
Hillsboro

MINIMUM BID: \$1,000.00

9685A; HILLSBORO ISD v FRED BROWN

ACCT #100551
50' x 120' out of J A Caruthers Surv [assessed as Lot 3,
Blk 67, McMullen Addn] (V274/P433) Bid in Trust 11/4/08

ADDRESS: 306 Brown St.
Hillsboro

MINIMUM BID: \$500.00

9711A; HILLSBORO ISD v NORA M VARIABLE AKA NORA M VARBLE

ACCT #112462
S-1/3 of Lot 113, George Addn, Hillsboro (V277/P91
S&E V276/P406 & V299/P97) Bid in Trust 2/5/08

ADDRESS: 310 Hedge St.
Hillsboro

MINIMUM BID: \$7,000.00

9787A; HUBBARD ISD v ESTELLA ROSS

ACCT #103986
Lot 1, Blk 1, Deshay Addn (V609/P884) Bid in Trust 8/7/07

ADDRESS: S 4th St.
Hillsboro

MINIMUM BID: \$500.00

9803A; HILLSBORO ISD v JOSEPH C GREER

ACCT #101752
½ of Lot 26, Quickenstedt Addn, Hillsboro (V632/P526)
Bid in Trust 6/5/07

ADDRESS: 213 Abney
Hillsboro

MINIMUM BID: \$2,000.00

9805A; HILLSBORO ISD v ROMONA GREEN AKA RAMONA GREEN

ACCT #113216
Lot 7A, A-148, Carothers Surv, Tr 2, being 128.5' x 50'
(V994/P573) Bid in Trust 6/5/07

ADDRESS: 110 4th St.
Hillsboro

MINIMUM BID: \$750.00

9810A; HILLSBORO ISD v SULLIE GIDDINGS

ACCT #101633
Lot 21, Abney Addn(V277/P564 & V577/P529)
Bid in Trust 2/5/08

ADDRESS: 309 Francis
Hillsboro

MINIMUM BID: \$500.00

9828A; ITASCA ISD v JOHNNIE L RUSSELL

ACCT #119680
.241 ac, more or less, A-799, Renshaw Surv, Tr 42
(V1229/P785) Bid in Trust 11/4/08

ADDRESS: 700 Wall
Itasca

MINIMUM BID: \$4,000.00

9901A; HILLSBORO ISD v SUSANA LUJAN

ACCT #114304
E/2 Lot 69, Parks Addn (V1194/P63) Bid in Trust 11/4/08

ADDRESS: 811 Park
Hillsboro

MINIMUM BID: \$3,860.00

9926A; HILLSBORO ISD v TOM HALE

ACCT #101818
28' x 76' of Lot 56, McMullen Addn [assessed as Lot 20C,
Blk 56] (V304/P203) Bid in Trust 8/7/07

ADDRESS: 210 Pine
Hillsboro

MINIMUM BID: \$1,000.00

9979A; HILLSBORO ISD v MELVIN LOWE

ACCT #112851
part of Lot 8, Blk 17, Harris Addn (V847/P477)
Bid in Trust 11/4/08

ADDRESS: 406 Hedge
Hillsboro

MINIMUM BID: \$1,000.00

9985A; HILLSBORO ISD v C D PENA

ACCT #104654
Lot 39E, Buck Addn, being 118.76' x 150', more or less
(V236/P2 S&E V313/P199) Bid in Trust 2/5/08

ADDRESS: 100 Matthew

MINIMUM BID: \$700.00

10002A; HILLSBORO ISD v ERNESTINE WILLS

ACCT #105397
part of Lot 61, McMullen Addn, Hillsboro, assessed as
Lots 34 & 35, Blk 61, McMullen Addn (V498/P723)
Bid in Trust 7/1/08

ADDRESS: 233 Brown
Hillsboro

MINIMUM BID: \$800.00

10061A; CO HILL v ROSALIE KARLIK

ACCT #103498
Lot 88, Lake Edge Harbor (V676/P446) Bid in Trust
11/4/08

ADDRESS:

MINIMUM BID: \$2,800.00

10062A; CO HILL vs CALLIE ANN FREDERICK

ACCT #101531
part of Lot 62, McMullen Addn assessed as Lot 4,
Blk 62, McMullen Addn (V338/P438) Bid in Trust 7/1/08

ADDRESS: 311 Church
Hillsboro

MINIMUM BID: \$500.00

10063A; CO HILL vs GREEN TREE SERVICING LLC

ACCT #100460
N 130.32', more or less, of Lots 38 & 39 aka Lots 38B
& 39B, Tarleton Addn (V1332/P543) Bid in Trust 7/1/08

ADDRESS: Ivy St.
Hillsboro

MINIMUM BID: \$300.00

10066A; ITASCA ISD vs JOE LULA SHAW

ACCT #104159
part of Blk 35, Browder Addn, Itasca, assessed as Lot 13,
Blk 35, Browder Addn (V172/P337) Bid in Trust 7/1/08

ADDRESS: 119 Marion
Hillsboro

MINIMUM BID: \$1,200.00

10186A; HILLSBORO ISD vs BESSIE DANCY

ACCT #112134
part of Lot 19, Craig Addn, Hillsboro, assessed as Lot 19B,
Craig Addn (V967/P466)

ADDRESS: 114 Craig
Hillsboro

MINIMUM BID: \$3,000.00

10204A; HUBBARD ISD v DAVID SWINSON

ACCT #117587
Lot 34, Hunt Addn (V1224/P786) Bid in Trust 11/4/08

ADDRESS: 621 Davis
Hubbard

MINIMUM BID: \$500.00

ACCT #117577
Lots 5 & 6, Blk 121, OT (V1278/P149) Bid in Trust 11/4/08

ADDRESS: Hubbard

MINIMUM BID: \$500.00

10249A; HILLSBORO ISD v RILLA MAXWELL

ACCT #103022
Lot 7, Blk 20, Rose Hill Addn (V517/665) and part of Lot 5,
Blk 20, Rose Hill Addn (V117/P203) and Lot 3 & ½ of Lot 5,
Blk 20, Rose Hill Addn (V117/P203) All Bid in Trust 11/4/08

ADDRESS: Waco St.
Hillsboro

MINIMUM BID: \$700.00

10256A; HILLSBORO ISD v LYNN S BENTON

ACCT #101405
Lot 9 and part Lot 13, Vineyard Addn (V699/P726; V1009/P112)
Bid in Trust 11/4/08

ADDRESS: 408 S. Church
Hillsboro

MINIMUM BID: \$1,000.00

10470A; MT CALM ISD v SIM WILLIAMS

ACCT #105375

1.00 ac, more or less, A-353, A. Graves Surv, Tr 19
(V404/P469) Bid in Trust 11/4/08

ADDRESS: off NW 1st St
Mt. Calm

MINIMUM BID: \$2,000.00