

**DELINQUENT TAX SALE  
COUNTY OF HILL**

**JULY 1, 2008 – 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  
JULY 1, 2008**

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

**8201A; MT. CALM ISD v HAZEL R. CORNISH**

ACCT #139889  
Lot 3, Block 2, Clark Addition (V535/P961)

ADDRESS: S. 3<sup>rd</sup> Street  
Mt. Calm

**MINIMUM BID: \$300.00**

ACCT #100993  
Lot 4, Block 2, Clark Addition (V535/P961)

ADDRESS: S. 3<sup>rd</sup> Street  
Mt. Calm

**MINIMUM BID: \$300.00**

ACCT #100994  
Lot 5, Block 2, Clark Addition (V535/P961)

ADDRESS: S. 3<sup>rd</sup> Street  
Mt. Calm

**MINIMUM BID: \$3,702.08**

**10002A; HILLSBORO ISD v ERNESTINE WILLS; JOHNNY SUMMONS; JOYSLAND GREEN;  
HOSPITAL SOLUTIONS INC.**

ACCT #105397  
Lots 34 and 35, Block 61, McMullen Addn. (V498/P723)

ADDRESS: 233 Brown  
Hillsboro

**MINIMUM BID: \$12,956.75**

**10058A; HILLSBORO ISD v ALBERT G MITCHELL; Z AILEEN MITCHELL; CITIFINANCIAL  
MRTG CO LLC; JOHN ARTHUR MITCHELL; GLYNN A MITCHELL AKA GLENN A  
MITCHELL; ALBERT McKINLEY MITCHELL; THERESA A STEWART**

ACCT #112140  
54'x183', more or less, being part of Lot 4, Craig Addn.  
(V681/P565; V1130/P320)

ADDRESS: 105 North Abbott  
Hillsboro

**MINIMUM BID: \$3,554.95**

**10062A; CO HILL vs CALLIE ANN FREDERICK; SHEILA PERTILLER**

ACCT #101531  
Part of Lot 62, McMullen Addn, Hillsboro, assessed as  
Lot 4, Blk 62, McMullen Addn (V338/P438)

ADDRESS: 311 Church  
Hillsboro

**MINIMUM BID: \$1,160.00**

**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)

ADDRESS: S. Ivy Street  
Hillsboro

**MINIMUM BID: \$860.00**

**10066A; ITASCA ISD vs JOE LULA SHAW; SILAS SHAW; PRINCE KELLEY; WINNIE KELLEY;  
HENRY SHAW; DELIE REED; ROSIE JACKSON; BERTHA MATTHEWS**

ACCT #104159  
Part of Blk 35, Browder Addn, Itasca,  
assessed as Lot 13, Blk 35, Browder Addn (V172/P337)

ADDRESS: 119 Marion  
Itasca

**MINIMUM BID: \$2,200.00**

**10077A; ITASCA ISD vs HENRY A DIGGS; JULIA L DIGGS**

ACCT #106677  
Lot 1A, Blk 36, Browder Addn, Itasca (V1156/P803)

ADDRESS: 501 Hill Street  
Itasca

**MINIMUM BID: \$1,100.00**

**10091A; HILLSBORO ISD v HAZEL L RUSSELL (IND & INDEP EXE OF EST FRANK RUSSELL  
JR); HUDSON & KEYES LLC**

ACCT #102652  
Lot 4, Kirkpatrick Addn (V525/P617)

ADDRESS: 608 Mulberry Lane  
Hillsboro

**MINIMUM BID: \$4,864.80**

ACCT #113767  
part of Lot 5, Kirkpatrick Addn (V7498/P606 S&E V724/P859)

ADDRESS: 610 Mulberry Lane  
Hillsboro

**MINIMUM BID: \$4,183.50**

ACCT #102653  
Part of Lots 4, 5 & 6, Kirkpatrick Addn (V724/P859 S&E V1157/P9)

ADDRESS: 507 Corsicana Hwy.  
Hillsboro

**MINIMUM BID: \$4,801.06**

ACCT #113768  
Part of Lots 6 & 7, Kirkpatrick Addn (V724/P859 S&E V1157/P9)

ADDRESS: 612 Mulberry Lane  
Hillsboro

**MINIMUM BID: \$4,843.06**

ACCT #113770  
Part of Lots 7 & 8, Kirkpatrick Addn  
(V572/P176 S&E V727/P716, V1157/P9)

ADDRESS: 614 Mulberry Lane  
Hillsboro

**MINIMUM BID: \$2,650.20**

ACCT #113771  
Part of Lots 7 & 8, Kirkpatrick Addn  
(V572/P176 S&E V727/P716, V1157/P9)

ADDRESS: Hillsboro

**MINIMUM BID: \$1,549.50**

ACCT #113772  
Part of Lots 8 & 9, Kirkpatrick Addn, assessed as  
Lots 8B & 9, Kirkpatrick Addn (V630/P300 S&E 1157/P9)

ADDRESS: 616 Mulberry Lane  
Hillsboro

**MINIMUM BID: \$3,535.71**

ACCT #114764  
153'x49' out of Lot 17 & partly out of unnumbered lot, J E Ross Surv,  
assessed as Lot 2, Blk 17, Steiner Donation (V714/P637)

ADDRESS: 222 Smith  
Hillsboro

**MINIMUM BID: \$6,900.88**

**10186A; HILLSBORO ISD vs BESSIE DANCY; ROBERT V NOVAK; WISHING STAR INVESTMENTS LLC**

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

ADDRESS: 114 Craig  
Hillsboro

**MINIMUM BID: \$4,321.19**

**10201A; HUBBARD ISD vs HUBBARD FLORIST INC**

ACCT #117167  
Lot 1, Blk 15, OT, Hubbard (V706/P617)

ADDRESS: 306 North 6<sup>th</sup> Street  
Hubbard

**MINIMUM BID: \$7,762.23**

**10225A; COVINGTON ISD vs REBECCA H JEAN AKA REBECCA HOPE UPTON**

ACCT #124378  
3.37 ac, more or less, A-555, McCarter Surv, Tr 94 (V648/P718)

ADDRESS: Covington

**MINIMUM BID: \*\*\* WITHDRAWN \*\*\***

**10228A; ABBOTT ISD vs H A DRANE**

ACCT #109402  
N/2 of Lot 2, Blk 8, assessed as Lot 2A, Blk 8, OT Abbott (V384/P523)

ADDRESS: Walnut St. (FM1242)  
Abbott

**MINIMUM BID: \$1,518.75**

**10242A; ITASCA ISD vs GREGORY J McCONLEY**

ACCT #160126  
1.970 ac, more or less, A-943, A Willett Surv, Tr 1G  
(V1033/P237 & P243)

ADDRESS: HCR 4434  
Itasca

**MINIMUM BID: \$1,981.70**

**10265A; HUBBARD ISD vs ANGELA MARIE SKILLING; MAURICE FOSTER; MELVA FOSTER**

ACCT #117300  
Lots 3 & 4, Blk 46, OT, Hubbard (V1347/P279)

ADDRESS: 201 S. Cypress  
Hubbard

**MINIMUM BID: \*\*\* WITHDRAWN \*\*\***

**10277A; HUBBARD ISD vs JOEY DON PAYNE**

ACCT #148406  
28'x52' Am Homestar Manufactured Home, Label #TEX0519209/10,  
Ser #AH02950619A/B, located on A-1084, J Onstott Surv,

ADDRESS: 100 PR 338  
Hubbard

**MINIMUM BID: \$3,857.07**

**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**

**8029A; CITY OF HUBBARD v ESTATES OF BOYD WHITE & EMMA WHITE**

ACCT #105266  
Lot 6, Blk 97, OT, Hubbard (V318/P32)  
Bid in Trust 2/5/08

ADDRESS: S. 3<sup>rd</sup> Street  
Hubbard

**MINIMUM BID: \$500.00**

**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**

**8510A; CITY OF HUBBARD v ESTATE OF R K JACKSON**

ACCT #107025  
Lot 2, Blk 107, OT, Hubbard (V522/P542)  
Bid in Trust 2/5/08

ADDRESS: 301 Cactus Street  
Hubbard

**MINIMUM BID: \$500.00**

**8629A; HILLSBORO ISD v WILL MCGILL**

ACCT #103118  
Tr of land being 50' x 150' of Lot 30, assessed as  
Lot 30D, Sweeney Addn, Hillsboro (V180/P289)  
Bid in Trust 12/3/02

ADDRESS: 104 Sweeney  
Hillsboro

**MINIMUM BID: \$500.00**

**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, (V322/P271)  
Bid in Trust 2/5/08

ADDRESS: 200 Blk of Sycamore  
Hillsboro

**MINIMUM BID: \$1,200.00**

**9106A; HILLSBORO ISD v REDELL ROBINSON**

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

ADDRESS: 418 Matthew  
Hillsboro

**MINIMUM BID: \$500.00**

**9188A; HILLSBORO ISD v CLARENCE LOGGINS**

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

ADDRESS: 301 Francis Street  
Hillsboro

**MINIMUM BID: \$13,800.00**

**9262A; HILLSBORO ISD v PATSY LOU WILLIAMS**

ACCT #115035  
Lot 2 & part of Lot 13, Triplett Addn (V425/P336)  
Bid in Trust 8/7/07

ADDRESS: 203 Chestnut  
Hillsboro

**MINIMUM BID: \$3,600.00**

**9270A; CITY OF ITASCA v ARCHIE CLARK**

ACCT #100846  
Lot 17, Blk 35, Browder Addn, Itasca (V301/P276)  
Bid in Trust 11/6/07

ADDRESS: Marion Street

**MINIMUM BID: \$1,000.00**

**9505A; COUNTY OF HILL v LARRY SIMMONS**

ACCT #135314  
.22 Ac, being Tr 21A, A-525, Low Surv,  
Hubbard (V923/P331) Bid in Trust 9-7-04

ADDRESS: 507 Davis  
Hubbard

**MINIMUM BID: \$500.00**

**9509A; HILLSBORO ISD v CLEAR CHANNEL RADIO INC**

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

ADDRESS: 204 Vineyard  
Hillsboro

**MINIMUM BID: \$1,000.00**

**9563A; HILLSBORO ISD v PAT HOWETH**

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

ADDRESS: 418 Park Drive  
Hillsboro

**MINIMUM BID: \$3,000.00**

**9684A; HILLSBORO ISD v JUANITA BURNS AKA JUANITA BURNS SHULL**

ACCT #112472  
Lot 129, George Addn, Hillsboro (V499/P1047)  
Bid in Trust 11/6/06

ADDRESS: 300 Hall  
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 (V277/P91 S&E V276/P406 & V299/P97)  
Bid in Trust 2/5/08

ADDRESS: 301 Hedge Street  
Hillsboro

**MINIMUM BID: \$12,750.00**

**9787A; HUBBARD ISD v ESTELLA ROSS**

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

ADDRESS: S. 4<sup>th</sup> Street  
Hubbard

**MINIMUM BID: \$500.00**

**9795A; HUBBARD ISD v HATTIE R TWADDELL**

ACCT #106643/104884  
Lots 4 & 5, Blk 4, City Park Addn (V137/P562)  
Bid in Trust 6/5/07

ADDRESS: N E 7<sup>th</sup> Street  
Hubbard

**MINIMUM BID: \$500.00**

**9803A; HILLSBORO ISD v JOSEPH C GREER**

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

ADDRESS: 213 Abney  
Hillsboro

**MINIMUM BID: \$4,200.00**

**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 4<sup>th</sup> St  
Hillsboro

**MINIMUM BID: \$1,500.00**

**9810A; HILLSBORO ISD v SULLIE GIDDINGS**

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

ADDRESS: 309 Matthew

**MINIMUM BID: \$1,200.00**

**9824A; HILLSBORO ISD v LAURA BELLE GOODWIN**

ACCT #101695  
Lot 10, Buck Addn, Hillsboro (V293/P460)  
Bid in Trust 11/6/06

ADDRESS: 209 Matthew  
Hillsboro

**MINIMUM BID: \$500.00**

**9862A; HILLSBORO ISD v CHRISTINE TUCKER**

ACCT #104035  
Lot 39D, 150'x85', Buck Addn (V661/P714)  
Bid in Trust 8/7/07

ADDRESS: 108 Matthew  
Hillsboro

**MINIMUM BID: \$500.00**

**9893A; HILLSBORO ISD v FLORA WELLS**

ACCT #105249  
Lot 6, Abney Addn (V224/P70; V308/P493)  
Bid in Trust 8/7/07

ADDRESS: 116 Francis  
Hillsboro

**MINIMUM BID: \$500.00**

**9907A; HILLSBORO ISD v KENNETH HICKS**

ACCT #106693  
W/2 of Lot 61, Buck Addn (V649/P293)  
Bid in Trust 6/5/07

ADDRESS: 304 Mark  
Hillsboro

**MINIMUM BID: \$500.00**

**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: \$2,000.00**

**9929A; HILLSBORO ISD v JERRY L SHANNON**

ACCT #138018  
.360 ac, more or less, A-475, Johnson Surv, Blk 13, Tr 10  
(V965/P512) Bid in Trust 6/5/07

ADDRESS: 1043 E Franklin St  
Hillsboro

**MINIMUM BID: \$3,000.00**

**10048A; HILLSBORO ISD v LELA JOHNSON**

ACCT #113971/113959  
40' x 252', more or less, being part of Lot 48,  
McMullen Addn (V441/P272) assessed as two accts:  
Tr 1: Lot 15, Blk 48, McMullen Addn; Tr 2: Lot 2, Blk 48,  
McMullen Addn; Bid in Trust 8/7/07

ADDRESS: 218 S Covington  
Hillsboro

**MINIMUM BID: \$500.00**

**10139A; HILLSBORO ISD v FORREST I MAY; MYRTLE O MAY**

ACCT #103025

75' x 84', part of Lot 6, Johnson Addn, being assessed on the  
tax rolls as part of Lots 4 & 5, Johnson Addn (V432/P395)

Bid in Trust 2/5/08

ADDRESS: 200 Chestnut  
Hillsboro

**MINIMUM BID: \$1,500.00**