

**DELINQUENT TAX SALE  
COUNTY OF HILL  
JULY 7, 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**

**JULY 7, 2009**

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

**8615A; HILLSBORO ISD v LAVADA McGILL; MARCUS MAJORS; LAVADA GRIFFIN; PHILLIP McGILL; EULA DANIEL; OLLIE McGILL; PRESTON MAJOR; CLEETA MAJORS**

ACCT #100550  
Tract 3, Lot 7, J A Carothers Surv, A-148 (V336/P525)

ADDRESS: 332 Brown  
Hillsboro

**MINIMUM BID: \$10,455.43**

**9667A; HUBBARD ISD v BEVERLY WRIGHT; DANIEL KEITH MALTSBERGER; TAWANA CALHOUN; ST OF TX (OFC ATTY GEN-CHILD SUPPORT DIV)**

ACCT #101023  
Lots 5C & 8C, Blk 53, OT (V1263;P565 & V575; P610)

ADDRESS: 115 NE 2<sup>nd</sup> St  
Hubbard

**MINIMUM BID: \$11,439.55**

**9970A; HILLSBORO ISD v FRANKEY BARNETT; LIZZIE BARNETT; ALDER LINLEY; LOUIS B BARNETT; FRANKEY DOUGLAS; JOHN L BARRETT**

ACCT #s 102816; 105748; 105749; 102799  
150' x 150', A-148, JA Carothers Surv (V341,P317 S&E  
V386/P203) assessed on tax roll as following 4 tracts  
(prop described in V453/P502, V453/P503 & V454/P491  
each being part of the 150'x150' tr): Tr 1 Lot 26, JA Carothers  
Surv, A-148, Tr 7; Tr 2 Lot 22, JA Carothers Surv, A-148, Tr 7;  
Tr 3 Lot 23, JA Carothers Surv, A-148, Tr 7; Tr 4 Lot 24, JA  
Carothers Surv, A-148, Tr7

ADDRES: 428 Luke  
Hillsboro

**MINIMUM BID: \$2,536.66**

**10052A; HILLSBORO ISD v MICHAEL DEMERSON; CAROLYN J DEMERSON**

ACCT #111840  
Lot 33, Abney Addn (V715/P811)

ADDRESS: 111 Francis  
Hillsboro

**MINIMUM BID: \$4,263.62**

**10250A; COVINGTON ISD v GLENDA BAILEY; VANDERBILT MORTGAGE & FINANCE INC**

ACCT #123793  
9.855 ac, more or less, A-399, M Holleman Surv, Tr 17  
(V1086/P272)

ADDRESS: 405 HCR 1414

**MINIMUM BID: \$3,912.17**

ACCT #377477  
2001 Value Master Manufactured Home, Label  
PFS0714725/6, Ser MP159996A/B

ADDRESS: located on  
405 HCR 1414

**MINIMUM BID: \$5,696.74**

**10274A; HUBBARD ISD v RAY WIRTH; SOUTHWEST BANK OF TX NA**

ACCT #145456  
32.102 ac, more or less, A-855, J Stegar Surv, Tr 1G  
(V1117, P706)

ADDRESS: PR 337/HCR 3369

**MINIMUM BID: \$8,802.90**

**10280A; MT CALM ISD v GLEN HOPE; CHRISTY HOPE**

ACCT #123366  
Lot 7, Blk 10, OT (V1104/P795)

ADDRESS: 121 NE 4<sup>th</sup> St  
Mt. Calm

**MINIMUM BID: \$3,430.30**

**10289A; HUBBARD ISD v TETANNER SAMPLE; BETTY SAMPLE; FIRST STATE BANK (AKA INDEPENDENT BANK)**

ACCT #117356  
Lot 8A, Blk 53, OT (V1162/P313)

ADDRESS: 110 NE 2<sup>nd</sup> St  
Hubbard

**MINIMUM BID: \$3,181.17**

ACCT #117354  
Lot 5B, Blk 53, OT (V1162/P313)

ADDRESS: Hubbard

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

**10339A; HILLSBORO ISD v AARON PHILLIPS ADAMS; ERIC CHRISTOPHER ADAMS**

ACCT #112335  
Lot 8, Dalton Addn (V1175/P545 & 565)

ADDRESS: 415 Dalton  
Hillsboro

**MINIMUM BID: \$1,690.00**

**10376A; BYNUM ISD v LAWANA J CUSTER; JEFF S CUSTER**

ACCT #122659  
Lots 4B & 5, Blk 6, OT (V1145/P558)

ADDRESS: 301 Main St.  
Bynum

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

ACCT #122722  
Lots 1 & 2, Blk 5, McCommas Addn (V1084/P392)

ADDRESS: 306 Sinclair St.  
Bynum

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

**10414A; HILLSBORO ISD v JOE MAYBERRY**

ACCT #114867  
57' x 170' x 43' x 170', being part of Lot 23, Sweeney  
Addn [assessed on tax rolls as Lot 23C, Sweeney Addn]  
(V1216/P 446)

ADDRESS: 322 E Walnut  
Hillsboro

**MINIMUM BID: \$3,725.17**

**10418A; HILLSBORO ISD v ELMORE EARL BROWN; BEATRICE BROWN**

ACCT #100548  
tract of land, A-148, JA Caruthers Surv, assessed on  
tax rolls as Tr 8, Lot 4, A-148, Carothers Surv (V479/P430  
& V502/P425 S&E V1496/P501)

ADDRESS: 813 Ivy St.  
Hillsboro

**MINIMUM BID: \$5,886.08**

**10441A; MALONE ISD v BETTY L PENNEY AKA BETTY PENNEY**

ACCT #121263  
123.44 ac, more or less, A-129, J H Chism Surv,  
Trs 9 & 9B (V721/P264)

ADDRESS:

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

ACCT #137249  
1.958 ac, more or less, A-129, J H Chism Surv,  
Tr 21 (OT Walling Lots) (V721/P264)

ADDRESS:

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

ACCT #121278  
2.0 ac, more or less, a-129, J H Chism Surv,  
Tr 91A (V721/P264)

ADDRESS:

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

ACCT #121369  
72.0 ac, more or less, A-416, E Hall Surv, Tr 2  
(V721/P264)

ADDRESS:

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

ACCT #121697  
Lots 7 & 8A, Blk 15 [assessed on tax rolls as Lots  
7 & 8A, Blk 15, OT] S&E V-198/P423 (V552/P126)

AFDDRESS: 411 N Pecan  
Malone

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

**10442A; HILLSBORO ISD v OPHELIA ALEXANDER**

ACCT #100053  
50' x 135', part of Lot 56, McMullen Addn [assessed on  
tax rolls as Lot 18A, Blk 56, McMullen Addn]  
(V309/P327)

ADDRESS: Gooden St.  
Hillsboro

**MINIMUM BID: \$1,740.00**

ACCT #134199  
50' x 150', J A Caruthers Surv [assessed on tax rolls as  
.18 ac, more or less, A-148, Carothers Surv, Tr 30 aka  
Lot 2] (V370/P609)

ADDRESS: John St.  
Hillsboro

**MINIMUM BID: \$1,250.00**

**10486A; HILLSBORO ISD v E E PITTS; CLARA PITTS; J W GARETT**

ACCT #103692; #111919  
E/2 Lot 35, Buck Addn (V408/P24), and  
W/2 Lot 35, Buck Addn (V213/P163)

ADDRESS: 200 Matthew  
Hillsboro

**MINIMUM BID: \$2,211.92**

**10487A; HILLSBORO ISD v JIMMIE SIMS AKA JIMMY SIMS**

ACCT #104220  
132' x 50' out of Lot 56, McMullen Addn [assessed on  
the tax rolls as Lot 1D, Blk 56, McMullen Addn (V364/P573)]

ADDRESS: S 3<sup>rd</sup> St.  
Hillsboro

**MINIMUM BID: \$1,660.00**

**10497A; HILLSBORO ISD v JOHN R FINK JR; CITIZENS NATIONAL BANK**

ACCT #113022  
Part of Lot 10, Blk 4, OT [assessed on tax rolls as  
Lot 10B, Blk 4, OT] (V1388/P699)

ADDRESS: 129 Waco St.  
Hillsboro

**MINIMUM BID: \$4,961.28**

**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**

**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**

**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**

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

ADDRESS: 301 Francis St.  
Hillsboro

**MINIMUM BID: \$5,000.00**

**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  
(V1117/P472 Official Public Records) Bid in Trust 2/5/08

ADDRESS: 418 Park Dr.  
Hillsboro

**MINIMUM BID: \$500.00**

**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: \$3,500.00**

**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> St.  
Hubbard

**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: \$1,500.00**

**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: \$500.00**

**9823A; HILLSBORO ISD v WILLIE MAE 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; Bid in Trust 3/3/09

ADDRESS: Corsicana Hwy.  
Hillsboro

**MINIMUM BID: \$1,350.00**

**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: \$1,100.00**

**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: \$1,500.00**

**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: \$500.00**

**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: \$500.00**

**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  
Hillsboro

**MINIMUM BID: \$500.00**

**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: \$4,800.00**

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

ACCT #101531  
part of Lot 62, McMullen Addn, Hillsboro, 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, Hillsboro (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  
Itasca

**MINIMUM BID: \$500.00**

**10147A; CITY OF ITASCA v NATHANIEL C STANDIFER**

ACCT #119357; #104360  
Lot 8, Blk 35, Browder Addn (V371/P82); and  
Lot 10, Blk 35, Browder Addn (V371/P82) Bid in Trust 8/05/08

ADDRESS: Front St.  
Itasca

**MINIMUM BID: \$1,650.00**

**10186A; HILLSBORO ISD vs BESSIE DANCY**

ACCT #112134  
part of Lot 19, Craig Addn, Hillsboro, assessed as Lot 19B,  
Craig Addn (V967/P466) Bid in Trust 7/1/08

ADDRESS: 114 Craig  
Hillsboro

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

**10204A; HUBBARD ISD v DAVID SWINSON**

ACCT #117577  
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; #103021; #114546  
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: \$500.00**

**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: \$500.00**

**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 1<sup>st</sup> St.  
Mt. Calm

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

**10484A; HILLSBORO ISD v WILLIAM RAY ROBINSON**

ACCT #100326  
50' X 150' J Caruthers Surv [assessed on tax roll as  
Lots 51 and 51A, A-148, J Carothers Surv, Tr 7] (V478/P743)  
Bid in Trust 3/3/09

ADDRESS: Paul St.  
Hillsboro

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

**10485A; HILLSBORO ISD v MARY CARTER**

ACCT #100745  
Lot 51, Abney Addn (V356/P533) Bid in Trust 3/3/09

ADDRESS: 308 Vineyard

**MINIMUM BID: \$800.00**