

**DELINQUENT TAX SALE
COUNTY OF HILL
AUGUST 3, 2010 – 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

AUGUST 3, 2010

CAUSE NUMBER, STYLE OF SUIT AND PROPERTY DESCRIPTION:

PROP #	SUIT #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	9802A	HILLSBORO ISD v CLARA MAE WILLIAMS AKA CLARA MAE GRAHAM	Lot 32A, Sweeney Addn (V341/P217) assessed on Tax Roll as following two accts: Tract 1, 50% und int in Lot 32A, Sweeney Addn (#114877/#378405); Tract 2, 50% und int in Lot 32A, Sweeney Addn; (#378406); Hillsboro, 308 3 rd St	WITHDRAWN
2	9988A	MALONE ISD v IRENE MILES	Lots 4 – 6, Blk 24, OT (V599/P295) N Hickory, Malone (#107288)	\$2,185.13
3	10017A	ITASCA ISD v SHERRI L PORTER	.991 ac, more or less, A-23, Armstrong Surv, Tr 1A (V1312/P708 OPR) FM 2959, Milford (#117830)	\$1,170.00
4	10106A	AQUILLA ISD v LESTER WILLIS	3.67 ac, more or less, being Lot 1, A-1, Wm Brooks Surv aka Tr 104B (V1056/P576) 1461 FM 933, Aquilla (#138054)	\$6,151.30
5	10106A	AQUILLA ISD v LESTER WILLIS	1.33 ac, more or less, being Lot 2, A-1, Wm Brooks Surv aka Tr 104B (V661/P483 & V1056/P576) FM 933, Aquilla (#115342)	\$3,334.21
6	10319A	ITASCA ISD v WILLIE C MAYBERRY	a Manufactured Home Only, Label #NTA0794566, Ser #HOTX09905827 located on Lot 4 and N/2 of Lot 5, Blk 30, Browder Addn, Itasca (#354490)	\$5,567.91

7	10449A	HUBBARD ISD &/OR CITY OF HUBBARD v LONNIE C BARNETT	Lot 8, Blk 15, OT (V755/P131) 307 NE 5th St, Hubbard (#117172)	WITHDRAWN
8	10457A	ITASCA ISD v WILLIAM J McCAWLEY	5.79 ac, more or less, being Lot 11, Blk 3, Twin Lakes Subd (V721/P578) E Linda Rd (#119148)	\$6,820.55
9	10550A	HILLSBORO ISD v MARTHA B ARVIZU	Part of Lot 17, Steiner Donation Addn, assessed on Tax Roll as Lot 8, Blk 17, Steiner Donation Addn (V1047/P113) 206 Smith St, Hillsboro (#107543)	\$6,069.10
10	10623A	AQUILLA ISD v DANNY L CONLEY	20.00 ac, more or less, A-406, C Harris Surv, Tr 4 (V1380/P13) PR 217 & HCR 2215 (#115659)	\$2,630.33
11	10687A	HILLSBORO ISD v DAVID NEAL JR	Lot 3, Blk 16, McMullen Addn (V918/P497) 106 S Pleanant, Hillsboro (#113877)	\$4,752.25
12	10724A	HILLSBORO ISD v BILLY C CLARK	Lot 8C, Vineyard Addn (V767/P180) 400 S Church, Hillsboro (#115133)	\$5,270.90
13	10724A	HILLSBORO ISD v BILLY C CLARK	Part of Lot 3 & Lot 6A, Blk 3, Duncan Addn (V871/P802) 211 Duncan, Hillsboro (#112382)	\$4,177.38
14	10726A	HILLSBORO ISD v CARL W CORNELIUS	14.01 ac, more or less, A-544, J Lee Surv, Tr 2 (V686/P920) FM 2959 (#104748)	\$2,425.91
15	10726A	HILLSBORO ISD v CARL W CORNELIUS	1.97 ac, more or less, A-544, J Lee Surv, Tr 2A (V686/P920) FM 2959/Rohwerd Rd (#104749)	\$2,763.35

16	10772A	HILLSBORO ISD v TSE PROPERTIES LLC	part of Lot 2, Nowlin's Resubd of Lots 22 and 23, McMullen Addn (V1553/P508) 127 - 133 Church St, Hillsboro (#300787)	\$4,980.00
17	10804A	HILLSBORO ISD v GOYIE LEVAN GORDON	2.50 ac, mor or less, A-680, J Newby Surv, Tr 3 (V979/P85) SH 22 (#110697)	\$2,201.38
18	10848A	HUBBARD ISD v THEORA M DAVIS	Lot 8, Blk 76, OT (V1237/P51 OPR) 500 SW 2nd St, Hubbard (#103336)	\$2,593.05
19	10851A	HUBBARD ISD v NUBON SELLERS	Lot 4, Blk 118, OT (V759/P284) 307 SW 4th St, Hubbard (#139682)	WITHDRAWN
20	10851A	HUBBARD ISD v NUBON SELLERS	Lots 1 & 2, Blk 119, OT (V1038/P569 & 571) SW 4th St, Hubbard (#103329)	WITHDRAWN
21	10860A	COVINGTON ISD v RANDALL D RUST	151.90 ac, more or less, A-757, R Reed Surv (V1185/P516 OPR) HCR 1414 (#124136)	\$3,119.39
22	10860A	COVINGTON ISD v RANDALL D RUST	0.03663200 RI, Bill the Case Lse, Well #1-H, located on 51.900 ac, more or less, A-757, R Reed Surv (#379533/382855)	\$3,054.76
23	10861A	COVINGTON ISD v PAMELA RUST	0.3663200 RI, Bill the Case Lse, Well #1-H, located on 51.900 ac, more or less, A-757, R Reed Surv (#379533/382855)	\$2,316.89
24	10862A	BLUM ISD v RAYMOND SNYDER	a Manufactured Home Only, located on North J Edney, A-257, 227 HCR 1217 (#355449)	\$2,610.25

25	10885A	HILLSBORO ISD v TOMMY J McNALLY	Lot 10, Blk 1, Steiner Donation (V856/P565) 221 N Covington, Hillsboro (#114663)	\$4,312.70
26	10893A	HILLSBORO ISD v TERESA L ALLEN	Lot 1B, Blk 25, OT (V588/P568) 500 Mary, Hillsboro (#137054)	\$4,285.30
RESALES THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURUSANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE				
27	8255A	HILLSBORO ISD v BILLIE FRANKLIN MORGAN	50' x 140' of Blk 67, McMullen Addn (assessed as Lot 33 & 19' x 140' of John Caruthers Surv) (V623/P599) 103 Barnes, Hillsboro (#103343), Bid in Trust 5/1/01	\$700.00
28	9106A	HILLSBORO ISD v REDELL ROBINSON	E/2 of Lot 24, Buck Addn (V489/P31) 418 Matthew, Hillsboro (#103945) Bid in Trust 2/5/08	\$200.00
29	9188A	HILLSBORO ISD v CLARENCE LOGGINS	Lots 23 & 24, Abney Addn (V431/P15) 301 Francis St; Hillsboro (#102842 & #102843); Bid in Trust 2/5/08	\$1,500.00
30	9685A	HILLSBORO ISD v FRED BROWN	50' x 120' out of J A Caruthers Surv [assessed as Lot 3, Blk 67, McMullen Addn] (V274/P433) 306 Brown St, Hillsboro (#100551) Bid in Trust 11/4/08	\$200.00
31	9711A	HILLSBORO ISD v NORA M VARIABLE AKA NORA M VARBLE	S-1/3 of Lot 113, George Addn (V277/P91 S&E V276/P406 & V299/P97) 310 Hedge St, Hillsboro (#112462) Bid in Trust 2/5/08	\$1,250.00

32	9787A	HUBBARD ISD v ESTELLA ROSS	Lot 1, Blk 1, Deshay Addn (V609/P884) S 4 th St, Hubbard (103986) Bid in Trust 8/7/07	\$200.00
33	9806A	HILLSBORO ISD v ANTONIO DELEON	Lot 17B, Sweeney Addn (V1224/P675) 435 E Walnut, Hillsboro (#11487) Bid in Trust 12/1/09	\$8,000.00
34	9806A	HILLSBORO ISD v ANTONIO DELEON	Lot 8, Sowell Addn (V1224/P683) 617 E Walnut, Hillsboro (#114610) Bid in Trust 12/1/09	\$9,000.00
35	9806A	HILLSBORO ISD v ANTONIO DELEON	Lot 1, Dalton Addn (V1210/P439) 401 Dalton, Hillsboro (#112328) Bid in Trust 12/1/09	\$7,500.00
36	9823A	HILLSBORO ISD v WILLIE MAE RIGSBY	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; Corsicana Hwy, Hillsboro (#107333) Bid in Trust 3/3/09	\$200.00
37	9828A	ITASCA ISD v JOHNNIE L RUSSELL	.241 ac, more or less, A-799, Renshaw Surv, Tr 42 (V1229/ P785) 700 Wall, Itasca (#119680) Bid in Trust 11/4/08	\$200.00
38	10062A	CO HILL v CALLIE ANN FREDERICK	part of Lot 62, McMullen Addn, assessed as Lot 4, Blk 62, McMullen Addn (V338/P438) 311 Church, Hillsboro (#101531) Bid in Trust 7/1/08	\$200.00
39	10147A	CITY OF ITASCA v NATHANIEL C STANDIFER	Lot 8, Blk 35, Browder Addn (V371/P82) Itasca (#119357); Lot 10, Blk 35, Browder Addn (V371/P82) Front St, Itasca (#104360) Bid in Trust 8/05/08	\$200.00
40	10204A	HUBBARD ISD v DAVID SWINSON	Lot 34, Hunt Addn (V1224/P786) 621 Davis, Hubbard (#117587) Bid in Trust 11/4/08	\$200.00

41	10204A	HUBBARD ISD v DAVID SWINSON	Lots 5 & 6, Blk 121, OT (V1278/P149) Hubbard (#117577) Bid in Trust 11/4/08	\$200.00
42	10215A	ITASCA ISD v WILLIE B JACKSON	A tract of land 105.88' x 150', A-799, Renshaw Surv, Tr 44 (assessed on tax roll as 2.06 ac, more or less) (V668/P581) 600 Wall, Itasca (#102349) Bid in Trust 12/1/09	\$500.00
43	10222A	COVINGTON ISD v SONJA E BEHLING	2.25 ac, more or less, A-555, J McCarter Surv, Tr 16 (V771/ P753) off Business Hwy 171, Covington (#141741) Bid in Trust 12/1/09	\$500.00
44	10256A	HILLSBORO ISD v LYNN S BENTON	Lot 9 and part Lot 13, Vineyard Addn (V699/P726; V1009/ P112) 408 S Church, Hillsboro (#101405) Bid in Trust 11/4/08	\$500.00
45	10339A	HILLSBORO ISD v AARON PHILLIPS ADAMS	Lot 8, Dalton Addn (V1175/P545 & 565) 415 Dalton, Hillsboro (#112335); Bid in Trust 7/7/09	\$500.00
46	10414A	HILLSBORO ISD v JOE MAYBERRY	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) 322 E. Walnut, Hillsboro (#114867) Bid in Trust 7/7/09	\$1,800.00
47	10418A	HILLSBORO ISD v ELMORE EARL BROWN	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) 813 Ivy St, Hillsboro (#100548) Bid in Trust	\$1,000.00
48	10420A	HILLSBORO ISD v TOMMY WEBB	60' x 145' being part of Lot 16, Sweeney Addn assessed on tax roll as Lot 16B, Sweeney Addn (V1137/P647) 424 Park, Hillsboro, Bid in Trust 2/1/09	\$1,500.00

49	10442A	HILLSBORO ISD v OPHELIA ALEXANDER	50' x 135', part of Lot 56, McMullen Addn [assessed on tax rolls as Lot 18A, Blk 56, McMullen Addn] (V309/P327) Gooden St, Hillsboro (#100053) Bid in Trust 7/7/09	\$200.00
50	10442A	HILLSBORO ISD v OPHELIA ALEXANDER	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) John St, Hillsboro (#134199) Bid in Trust 7/7/09	\$200.00
51	10443A	HUBBARD ISD/CITY OF HUBBARD v HOMER HOWARD	Lot 44, Edgwood Addn (V555/P303) 804 N 4 th St, Hubbard (#117058) Bid in Trust 12/1/09	\$800.00
52	10448A	HUBBARD ISD/CITY OF HUBBARD v TANYA D LENOX	All of Lots 3 & 6, and 10' of Lot 7, Blk 21, OT (V1221/P457) 504 NW 4 th St, Hubbard (#117187) Bid in Trust 12/1/09	\$1,000.00
53	10455A	HUBBARD ISD/CITY OF HUBBARD v R L DAVIS AKA ROBERT LEE DAVIS	Lot 25, Hunt Addn (V352/P313) Davis St, Hubbard (#107042) Bid in Trust 12/1/09	\$800.00
54	10470A	MT CALM ISD v SIM WILLIAMS	1.00 ac, more or less, A-353, A. Graves Surv, Tr 19 (V404/P469) off NW 1 st St, Mt Calm (#105375) Bid in Trust 11/4/08	\$500.00
55	10482A	ITASCA ISD v GEORGE LEE DONSON EPPS	Part of Blk 35, Browder Addn assessed on tax roll as Lot 11, Blk 35, Browder Addn (V392/P311) S Front St, Itasca (#119358) Bid in Trust 12/1/09	\$800.00
56	10484A	HILLSBORO ISD v WILLIAM RAY ROBINSON	50' X150' J Caruthers Surv [assessed on tax roll as Lots 51 and 51A, A-148, J Carothers Surv, Tr 7] (V478/P743) Paul St, Hillsboro (#100326) Bid in Trust 3/3/09	\$200.00

57	10486A	HILLSBORO ISD v E E PITTS	E/2 Lot 35, Buck Addn (V408/P24) 200 Matthew, Hillsboro (#103692) and W/2 Lot 35, Buck Addn (V213/P163) 200 Matthew, Hillsboro (#111919) Bid in Trust 7/7/09	\$500.00
58	10487A	HILLSBORO ISD v JIMMIE SIMS AKAS JIMMY SIMS	132' x 50' out of Lot 56, McMullen Addn [assessed on the tax rolls as Lot 1D, Blk 56, McMullen Addn (V364/P573) S 3 rd St, Hillsboro (#104220) Bid in Trust 7/7/09	\$500.00
59	10536A	ITASCA ISD v LENA TAYLOR	60' x 150' being part of Blk 38, Browder Addn assessed on tax roll as Lots 1B & 2B, Blk 38, Browder Addn (V335/P251) 503 Aquilla, Itasca (#104505) Bid in Trust 12/1/09	\$800.00
60	10570A	ITASCA ISD v FRAZIER MAE CRAWFORD	Lots 14C & 15B, Blk 23, OT (V1207/P843) 103 S Park, Itasca (#107057) Bid in Trust 12/1/09	\$1,500.00
61	10593A	MT CALM ISD v FRED DICKSON	Lots 9 & 10, Blk 8, OT (V738/P669) 4 th St, Mt. Calm (#123356) Bid in Trust 12/1/09	\$2,000.00
62	10600A	HUBBARD ISD v H P CALIFORNIA AKA HENRY CLAY CALIFORNIA	Lot 2, Blk 95, OT (V388/P117) S 2 nd St, Hubbard (#100690) Bid in Trust 12/1/09	\$800.00