

**DELINQUENT TAX SALE  
COUNTY OF HILL**

**FEBRUARY 5, 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  
FEBRUARY 5, 2008**

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

**7120A; HILLSBORO ISD v S J WALDROP; EUGENE LEWIS; GENEVA LEWIS**

ACCT #105594  
Lot 2B, Tr 9, being 4.0 ac, more or less, A-18, J  
Austin Surv (V463/P413)

ADDRESS: Tarlton Ave  
Hillsboro

**MINIMUM BID: \$9,168.08**

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

ACCT #105266  
Lot 6, Blk 97, OT, Hubbard (V318/P32)

ADDRESS: S 3<sup>rd</sup> St  
Hubbard

**MINIMUM BID: \$1,050.00**

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

ACCT #107025  
Lot 2, Blk 107, OT, Hubbard (V522/P542)

ADDRESS: 301 Cactus St  
Hubbard

**MINIMUM BID: \$1,050.00**

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

ACCT #100550  
Tr 3, Lot 7, JA Carothers Surv, A-148, Hillsboro (V336/P525)

ADDRESS: 332 Brown  
Hillsboro

**MINIMUM BID: \$11,140.00**

**8714A; HILLSBORO ISD v FRONIE JOHNSON AKA FONZIE JOHNSON; MINNIE JOHNSON**

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

ADDRESS: 200 Blk of Sycamore  
Hillsboro

**MINIMUM BID: \$2,250.00**

**9106A; HILLSBORO ISD v REDELL ROBINSON; VIOLA ROBINSON; ERICA GREEN; JEB ROBINSON; REDELL ROBINSON JR**

ACCT #103945  
E/2 of Lot 24, Buck Addn, Hillsboro (V489/P31)

ADDRESS: 418 Matthew  
Hillsboro

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

**9188A; HILLSBORO ISD v CLARENCE LOGGINS; LANETTA NORVELL; DOROTHY DEVELROW; DWAYNE A NORVELL; DARRYL MANDEL NORVELL; GERALD P COSEY; DARZELLA S COSEY; ELIZABETH SCRETCINGS; MARILYN HODGE; STEVE MARKS; VIOLA JUANITA BENSON; CLARENCE LOGGINS JR**

ACCT #102843  
Lot 24, Abney Addn, Hillsoboro (V431/P15)

ADDRESS: 301 Francis St  
Hillsboro

**MINIMUM BID: \$17,843.70**

ACCT #102842  
Lot 23, Abney Addn, Hillsboro (V431/P15)

ADDRESS: Francis St  
Hillsboro

**MINIMUM BID: \$543.92**

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

ACCT #101413  
Lot 44, Abney Addn, Hillsboro (V1164/P188)

ADDRESS: 204 Vineyard  
Hillsboro

**MINIMUM BID: \$1,441.65**

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

ACCT #114836  
Lots 14-D, 15-A & 15-C, Sweeney Addn  
(V1117/P472 Official Public Records)

ADDRESS: 418 Park Dr  
Hillsboro

**MINIMUM BID: \$4,160.05**

**9597A; HUBBARD ISD v LARRY LEE HULSEY**

ACCT #102263  
Lot 8, Blk 16, OT, Hubbard (V747/P705)

ADDRESS: 201 N 5<sup>th</sup> St  
Hubbard

**MINIMUM BID: \$3,431.69**

**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)

ADDRESS: 301 Hedge St  
Hillsboro

**MINIMUM BID: \$16,901.02**

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

ACCT #101633  
Lot 21, Abney Addn, Hillsboro (V277/P564 & V577/P529)

ADDRESS: 309 Matthew  
Hillsboro

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

**9905A; HILLSBORO ISD v ROBERT DAVID COUGHANOUR; ALLISON COUGHANOUR; JOE TIMMONS; KIMBERLY YOUNGBLOOD**

ACCT #102593  
Lot 127, George Addn, Hillsboro (V1138/P45)

ADDRESS: 214 Hall  
Hillsboro

**MINIMUM BID: \$3,617.81**

**9933A; HILLSBORO ISD v WILLIAM DAVID WEST; NAOMI WEST; GREEN TREE SERVICING LLC; CONSECO FINANCE SERVICING CORP**

ACCT #353282  
a manufactured home, Ser #GDVKMS449422865A/B,  
Label #HWC0213586/7 located on Tr 10A, A-298, W Frost Surv

ADDRESS: located at 107 PR 224  
Hillsboro

**MINIMUM BID: \$4,593.97**

**9972A; HILLSBORO ISD v KENNETH ATKINS; JOEL ATKINS; JAMES ROBERT ATKINS; EDITH BAKER; ATHLYNN RICAMORE; LAURABETH ATKINS; RICHARD HERRON; MARILYN PARKER; KEITH HERRON; BOB L YARBRO; ANNA RUTH GOODMAN; H B YARBRO JR; CAROL DAWN INCE; RAENELL Y LAMSON; BILLY BOB BOYD; JOHNNY KNOX BOYD; JAMES EUGENE BOYD; J L WEBSTER**

ACCT #112757  
39' x 50', being part of Lot 1, Harden Subd, Hillsboro,  
10.00 ac Block, being assessed on the tax rolls as Lot 5,  
part of Blk 1, Harden Addn, Hillsboro (V574/P587 & V574/P590)

ADDRESS: 104 Smith  
Hillsboro

**MINIMUM BID: \$5,738.52**

**9985A; HILLSBORO ISD v C D PENA**

ACCT #104654  
Lot 39E, Buck Addn, Hillsboro, being 222-2/3' x 150'  
(V236/P2)

ADDRESS: 100 Matthews  
Hillsboro

**MINIMUM BID: \$3,310.00**

**9986A; HILLSBORO ISD v HAL FORAKER**

ACCT #103491  
Lot 10, George Addn, Hillsboro (V1199/P289)

ADDRESS: 703 W Elm

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

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

ACCT #375900  
a 14' x 75' Tanglewood Manufactured Home, Label  
#TEX0299588; Ser #30550932T located on Lot 55, Sparks #2

ADDRESS: located on  
812 W Pine  
Hillsboro

**MINIMUM BID: \$2,227.96**

**10123A; COVINGTON ISD v DAVID WYSE; WENDY WYSE; GREEN TREE SERVICING LLC**

ACCT #123562  
5.60 ac, more or less, being Lot 12, Blk B, Covington  
Acres (V982/P51) and a 1996 North Star Manufactured  
Home, 28' x 60', Label #PFS0413488/89, Ser #AH01974665A/B

ADDRESS: 220 HCR 1433  
Covington

**MINIMUM BID: \$4,667.77**

**10127A; AQUILLA ISD v JERRY L EASTER**

ACCT #116308  
Lots 1-3, Blk 13, OT, Aquilla (V745/P34)

ADDRESS: corner of Harris &  
Griffin, Hillsboro

**MINIMUM BID: \$1,462.04**

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

ACCT #103025  
75' x 84', part of Lot 6, Johnson Addn, Hillsboro, being  
assessed on the tax rolls as part of Lots 4 & 5, Johnson Addn  
Hillsboro (V432/P395)

ADDRESS: 200 Chestnut  
Hillsboro

**MINIMUM BID: \$2,320.00**

**10189A; HILLSBORO ISD v H G PEREZ AKA HIPOLITO G PEREZ; DOROTHY PEREZ;  
ESTELLA PEREZ; PAUL PEREZ; CARLOS PEREZ**

ACCT #103612  
Part of Lot 1, Buck Addn, Hillsboro, assessed on the tax  
rolls as Lot 1-D, Buck Addn, Hillsboro (V489/P746)

ADDRESS: 418 S Church  
Hillsboro

**MINIMUM BID: \$550.00**

**10258A; BLUM ISD v ALMA JO TAYLOR; EMC MORTGAGE CORP**

ACCT #216677  
Lot 3-C, Blk 32, OT, Blum (V901/P670)

ADDRESS: 404 3<sup>rd</sup> St  
Blum

**MINIMUM BID: \$13,429.59**

## 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**

**8399A; MALONE ISD v LINDA WILLIAMS**

ACCT #105339  
Lot 11, Blk 25, OT, Malone (V663/P639) Bid in Trust 8/7/07

ADDRESS: N Elm  
Malone

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

**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: \$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: \$5,000.00**

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

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

ADDRESS: 507 Davis  
Hubbard

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

**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**

**9686A; HILLSBORO ISD v ALBERT WHITEHEAD**

ACCT #107566  
50'x150', being part of Lot 40, Sweeney Addn, assessed  
on tax roll as Lot 39E (V337/P520) Bid in Trust 11/6/06

ADDRESS: 520 Ivy  
Hillsboro

**MINIMUM BID: \$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**

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

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

ADDRESS: N E 7<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: \$5,600.00**

**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: \$2,000.00**

**9822A; HILLSBORO ISD v ROBERSON MEMORIAL EPISCOPAL COLORED CHURCH**

ACCT #137057  
Lot 57, A-148, Carothers Survey, Hillsboro  
(V388/P494) Bid in Trust 11/6/07

ADDRESS: John St & Ivy St  
Hillsboro

**MINIMUM BID: \$500.00**

**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**

**9859A; CO HILL v BILL WATSON**

ACCT #105198  
Lot 173A, Lake Edge Harbor (V425/P54)  
Bid in Trust 11/6/06

ADDRESS: Cherokee Trail

**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: \$800.00; Min Bid \$800**

**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: \$3,000.00**

**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: \$4,000.00**

**10006A; HILLSBORO ISD v EARNEST WASHINGTON**

ACCT #105189  
Lot 7, A-148, Carothers Survey (V567/P793)  
Bid in Trust 8/7/07

ADDRESS: 428 Mark  
Hillsboro

**MINIMUM BID: \$500.00**

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

ACCT #113971/113959

40'x252', 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: \$2,000.00**