

**DELINQUENT TAX SALE  
THE COUNTY OF HENDERSON, TEXAS  
HENDERSON COUNTY, TEXAS**

**March 4, 2014 at 10:00 A.M.**

**GENERAL INFORMATION REGARDING THE TAX SALE**

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government.
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to **Henderson County Tax Office**. Any 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.
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. 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.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is without warranty, express or implied. Title to property is NOT guaranteed. 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 the 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. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the 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 not be completely accurate.
8. 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 any questions, please contact our office in Athens at (903) 675-6182.

**PROPERTIES TO BE SOLD ON MARCH 4, 2014:**

<b>TRACT</b>	<b>SUIT #</b>	<b>STYLE</b>	<b>PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #</b>	<b>MIN BID</b>	<b>NOTES</b>
1.	21,094B	County of Henderson v Agustin Martinez et al	Lot 3, Block 83, Original Townsite, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Volume 2311, Page 316 of the Deed Records, Henderson County, Texas), 617 West Tyler Street Account #2050-0083-0030-010 Judgment Through Tax Year: 2010	\$2,000.00	
2.	21,633C	The County of Henderson, Texas v Daisy Hamlett et al	Lot 15, Block 115, Athens Original Townsite, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Volume 727, Page 119 of the Deed Records, Henderson County, Texas), Foreman Street, Athens, Texas Account #2050-0115-0150-010 Judgment Through Tax Year: 2012	\$5,700.00	
3.	21,633C	The County of Henderson, Texas v Daisy Hamlett et al	Lot 19A, Block 110, Athens Original Townsite, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Volume 726, Page 126 of the Deed Records, Henderson County, Texas), Ford Street, Athens, Texas Account #2050-0110-019A-010 Judgment Through Tax Year: 2012	\$500.00	
4.	21,635B	The County of Henderson, Texas v Willie Rose et al	Lot 6, Block 19, Bishop Heights Addition, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Volume 541, Page 518 of the Deed Records, Henderson County, Texas), Jonathan St., Athens, Texas Account #2145-0019-0060-010 Judgment Through Tax Year: 2012	\$1,650.00	
5.	21,799B	The County of Henderson, Texas v Dianne Elliott	Lot 43, J.W. Coker Addition, being out of 2.00 Acres, more or less, out of Abstract 797 of the B.C. Walters Survey, City of Athens, Henderson County, Texas (Volume 2624, Page 842 of the Deed Records, Henderson County, Texas), Hamlett St., Athens, Texas Account #2445-0000-0430-010 Judgment Through Tax Year: 2012	\$1,900.00	
6.	21,799B	The County of Henderson, Texas v Dianne Elliott	Lot 13, Royal Forest Bay Addition, being out of Abstract 624 of the W. Pickett Survey, Henderson County, Texas (Volume 2660, Page 697 of the Deed Records, Henderson County, Texas), Royal Forest Account #3990-0000-0130-100 Judgment Through Tax Year: 2012	\$2,300.00	

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7.	21,811B	The County of Henderson, Texas v Michael Hill	Lots 3C and 4A, Block 8, West Heights #1 Addition, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Volume 2007, Page 812 of the Deed Records, Henderson County, Texas), N. Etna St., Athens, Texas Account #4520-0008-003C-010 Judgment Through Tax Year: 2012	\$2,000.00	
8.	21,828B	The County of Henderson, Texas v Godfrey Chiejina	Lot 14B, Block 46, Original Townsite, being Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Document #2011-00015384 of the Official Records, Henderson County, Texas), Massey St., Athens, Texas Account #2050-0046-014B-010 Judgment Through Tax Year: 2012	\$3,300.00	
9.	21,858A	The County of Henderson, Texas v Tawana Hall	Lot 769, Section E, Cherokee Shores Subdivision, out of Abstract 132 of the G. Chovanno Survey, Henderson County, Texas (Volume 1324, Page 434 of the Deed Records, Henderson County, Texas), Eskota Account #2390-0005-7690-300 Judgment Through Tax Year: 2012	\$1,550.00	
10.	22,012B	The County of Henderson, Texas v Milton Montgomery	Lot 135, Point La Vista Addition, out of Abstract 241 of the Marcus Garcia Survey, Henderson County, Texas (Plat Cabinet C, Slide 351 of the Plat Records, Henderson County, Texas), Point La Vista Account #3865-0000-1350-600 Judgment Through Tax Year: 2012	\$5,800.00	
11.	22,019A	The County of Henderson, Texas v Michael Baker	Lot 2, Block 1, Flat Creek Cove, Unit 1, out of Abstract 5 of the M. Cortinas Survey, Henderson County, Texas (Volume 2134, Page 526 of the Deed Records, Henderson County, Texas), Hillside Dr. Account #2760-0001-0020-100 Judgment Through Tax Year: 2012	\$6,200.00	
12.	22,020B	The County of Henderson, Texas v Michael Krpec	Lot 51, Section Three, Manning Ranch Addition, being 3.839 Acres, more or less, out of Abstract 484 of the J. R. Morales Survey, Henderson County, Texas (Volume 2746, Page 411 of the Deed Records, Henderson County, Texas), Manning Ranch Rd. Account #4802-0000-0510-500 Judgment Through Tax Year: 2012	\$6,600.00	
13.	22,033A	The County of Henderson, Texas v William McCalister	4.816 Acres, more or less, out of Abstract 190 of the K.H. Douglas Survey, Henderson County, Texas (Volume 2134, Page 533 of the Deed Records, Henderson County, Texas), FM 2329 Account #0190-0850-0000-300 Judgment Through Tax Year: 2012	\$4,900.00	

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14.	22,037A	The County of Henderson, Texas v Delores Williams	Lot 191, Block B, Enchanted Oaks Addition, out of Abstract 487 of the J. Mendoza Survey, City of Enchanted Oaks, Henderson County, Texas (Volume 1444, Page 18 of the Deed Records, Henderson County, Texas), Enchanted Dr., Enchanted Oaks, Texas Account #2710-0002-1910-320 Judgment Through Tax Year: 2012	\$4,200.00	
15.	22,065C	The County of Henderson, Texas v Laura Rodriguez	Lot 5, Block 14, West Hylands Addition to the City of Athens, out of Abstract 782 of the T. Farmer Survey, Henderson County, Texas and a Manufactured Home (Volume 1896, Page 429 of the Deed Records, Henderson County, Texas), Liveoak Dr. Account #4530-0014-0050-010 and #4530-0014-005A-010 Judgment Through Tax Year: 2012	\$3,600.00	
16.	22,077A	The County of Henderson, Texas v Victor Yang	Lot 201, Building B, Anchorage Condominiums, out of Abstract 488 of the T.S. Mitchell Survey, City of Tool, Henderson County, Texas (Document #2012-00007411 of the Official Records, Henderson County, Texas) Account #2635-0002-2010-630 Judgment Through Tax Year: 2012	\$5,900.00	
17.	22,136C	The County of Henderson, Texas v Elena Jackson	Lot 1493, Section 10, Log Cabin Estates, out of Abstract 133 of the T. Caro Survey, City of Log Cabin, Henderson County, Texas (Volume 1492, Page 440 of the Deed Records, Henderson County, Texas), Travis, Log Cabin, Texas Account #3375-0010-E930-340 Judgment Through Tax Year: 2012	\$900.00	
18.	22,159A	The County of Henderson, Texas v Angelica Delgado	Lot 4F, Block 76, Original Townsite to the City of Athens, out of Abstract 782 of the T. Farmer Survey, Henderson County, Texas (Volume 1563, Page 449 of the Deed Records, Henderson County, Texas), W. Tyler St. Account #2050-0076-004F-010 Judgment Through Tax Year: 2012	\$1,600.00	
19.	22,160B	The County of Henderson, Texas v Mark Helms	Lot 78, Hillcrest Shores Subdivision, out of Abstract 59 of the J.P. Brown Survey, Henderson County, Texas (Cabinet C, Slide 387 of the Plat Records, Henderson County, Texas) Account #3064-0000-0780-500 Judgment Through Tax Year: 2012	\$1,900.00	

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20.	22,161C	The County of Henderson, Texas v Deanna Lee	Lots 789 and 790 and the North one-half of Lot 791, Oak Harbor Subdivision, out of Abstract 483 of the B. Medro Survey, Henderson County, Texas (Volume 2933, Page 762 of the Deed Records, Henderson County, Texas), 180 Fernwood, Henderson County, Texas Account #3675-0000-7890-500 Judgment Through Tax Year: 2012	\$4,800.00	
21.	22,162C	The County of Henderson, Texas v William Ivie	Lot 27, 28 and 29, Oak Park Addition, out of Abstract 360 of the G. Hancock Survey, City of Tool, Henderson County, Texas (Volume 2935, Page 515 of the Deed Records, Henderson County, Texas), Hwy 274, Tool, Texas Account #3695-0000-0290-630 and #3695-0000-0270-630 Judgment Through Tax Year: 2012	\$4,600.00	
22.	22,167B	The County of Henderson, Texas v Clifford King	Lot 33, 34, and 35, Section C, Hidden Hills Harbor Subdivision, out of Abstract 456 of the M.J. Love Survey, Henderson County, Texas and a Custom Rust Manufactured Home, Label #HWC0060927/8, Serial #ALBA4822448S1995A/B (Volume 905, Page 764 and Volume 1297, Page 683 of the Deed Records, Henderson County, Texas), Tree Line Dr. Account #3030-0003-0330-300, #3030-0003-0340-300, and #3030-0003-0350-300 Judgment Through Tax Year: 2012	\$2,900.00	
23.	22,183B	The County of Henderson, Texas v Ruben Manning	Lots 423, 424 and 425, Section 4, Log Cabin Estates, out of Abstract 133 of the T. Caro Survey, City of Log Cabin, Henderson County, Texas (Plat Cabinet C, Slide 89 of the Plat Records, Henderson County, Texas) Account #3375-0004-4240-340 Judgment Through Tax Year: 2012	\$1,600.00	
24.	22,184A	The County of Henderson, Texas v Mildred Shipkovitz	Lot 4B, being described as the South 99 feet of Lot 4, Tillison Addition, out of Abstract 782 of the T. Parmer Survey, Henderson County, Texas (Volume 615, Page 557 of the Deed Records, Henderson County, Texas), Tillison St. Account #4375-0000-004B-010 Judgment Through Tax Year: 2012	\$850.00	
25.	22,185B	The County of Henderson, Texas v Stephen Yarbrough	4.520 Acres, more or less, out of Abstract 151 of the M. M. Clark Survey, Henderson County, Texas (Volume 1772, Page 854 of the Deed Records, Henderson County, Texas), CR 1122 Account #0151-0080-0E00-200 Judgment Through Tax Year: 2012	\$2,200.00	

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26.	22,190B	The County of Henderson, Texas v Christopher Thompson	a Manufactured Home Only, Label #TEX0541343, Serial #TXFLS12A2328TH01, located on Lot 214, Persimmon Creek Subdivision, out of Abstract 840 of the D.O. Williams Survey, Henderson County, Texas, Sandpiper Account #3805-0000-214A-850 Judgment Through Tax Year: 2012	\$2,500.00	
27.	22,208A	The County of Henderson, Texas v Paula Moore	Lot 163, Section 2, Log Cabin Estates Addition to the City of Log Cabin, out of Abstract 133 of the T. Caro Survey, Henderson County, Texas (Volume 1479, Page 545 of the Deed Records, Henderson County, Texas), Tom Hickman Account #3375-0002-1630-340 Judgment Through Tax Year: 2012	\$1,500.00	
28.	22,212B	The County of Henderson, Texas v Jerrod Cerveny	The South 25 feet of Lots 1 through 5, Block 3, Old Town Subdivision, being .063 Acre, more or less, out of Abstract 755 of the P. Tumlinson Survey, Henderson County, Texas (Document Number 2009-00009664 of the Official Records, Henderson County, Texas), S. Terry St. Account #3496-0003-001C-610 Judgment Through Tax Year: 2012	\$450.00	
29.	22,218B	The County of Henderson, Texas v Joel Ayers	Lot 173, Beachwood Estates out of Abstract 798 of the S. Whitley Survey, Henderson County, Texas (Volume 1025, Page 763 of the Deed Records, Henderson County, Texas), Morning Dove Account #2115-0000-1730-600 Judgment Through Tax Year: 2012	\$1,950.00	
30.	22,241B	The County of Henderson, Texas v Clifford Miller	Lot 8, Block 1, Pleasant Oak Beach Subdivision out of Abstract 142 of the G.G. Cole Survey, Henderson County, Texas (Volume 2608, Page 791 of the Deed Records, Henderson County, Texas), Pleasant Dr. Account #3855-0001-0080-850 Judgment Through Tax Year: 2012	\$3,900.00	
31.	22,249C	The County of Henderson, Texas v Marvin Sedberry	1.00 Acre, more or less, out of Abstract 697 of the M.M. Sanchez Survey, City of Caney, Henderson County, Texas (Volume 1624, Page 429 of the Deed Records, Henderson County, Texas) Account #0697-0410-0A00-600/0697-0410-0A00-670 Judgment Through Tax Year: 2012	\$2,500.00	

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32.	22,269B	The County of Henderson, Texas v Susie James	Lot 18, Cedar Creek Center Addition to the City of Tool, out of Abstract 360 of the G. Hancock Survey, Henderson County, Texas (Volume 2854, Page 465 of the Deed Records, Henderson County, Texas), Sunset Dr., Tool, Texas Account #2335-0000-0180-630 Judgment Through Tax Year: 2012	\$2,500.00	
33.	22,294C	The County of Henderson, Texas v Cesar Loredo	Lot 3A1, Block 101, Original Townsite to the City of Athens, out of Abstract 782 of the T. Parmer Survey, City of Athens, Henderson County, Texas (Volume 2924, Page 840 of the Deed Records, Henderson County, Texas), Pinkerton, Athens, Texas Account #2050-0101-0080-010 Judgment Through Tax Year: 2012	\$4,200.00	
34.	22,302B	The County of Henderson, Texas v Billy Berryhill	2.00 Acres, more or less, out of Abstract 129 of the E. Cazenova Survey, Henderson County, Texas ("Third Tract" described in Volume 927, Page 519 of the Deed Records, Henderson County, Texas), CR 4225 Account #0129-0250-0000-400 Judgment Through Tax Year: 2012	\$2,800.00	