

**DELINQUENT TAX SALE - HARRISON CENTRAL APPRAISAL DISTRICT AND THE COUNTY OF HARRISON, TEXAS, HARRISON COUNTY, TEXAS**

**August 2, 2022 at 10:00 A.M.  
Courthouse door, Marshall, Texas**

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. The grantee named in the deed must be the same person who was the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to McCreary, Veselka, Bragg & Allen, P.C. (MVBA). 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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 deed records. 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. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Section. 33.51, Texas Tax Code).
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 only the reasonable expenses incurred by the purchaser for the maintenance, preservation, and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be 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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Longview at (903) 757-5757.

**BIDDER'S ACKNOWLEDGEMENT**

**I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION.** I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER \_\_\_\_\_

PRINTED NAME OF GRANTEE: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PRINTED NAME OF BIDDER: \_\_\_\_\_

BIDDERS HOME/OFFICE TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

BIDDER'S DRIVER LICENSE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

BIDDER'S SIGNATURE: \_\_\_\_\_

**PROPERTIES TO BE SOLD ON AUGUST 2, 2022:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	14-0012-T	Hallsville Independent School District et al v Valerie Campbell, et al	TRACT 1: 10.13 Acres, more or less, being an Undivided Interest in a 20.26 Acre Tract, of the M. Lindsey Survey, Abstract 393, Harrison County, Texas (Volume 238, Page 448, Tract 2 of the Official Public Records, Harrison County, Texas) Account #R000045279/R000043798 Judgment Through Tax Year: 2021	\$41,546.34
2			TRACT 2: 4.275 Acres, more or less, out of Abstract 393 of the M. Lindsey Survey, Harrison County, Texas (Volume 1344, Page 496 of the Official Public Records, Harrison County, Texas) Account #R000043792 Judgment Through Tax Year: 2021	\$19,371.66
3	20-0278T	Harrison Central Appraisal District v Gary Reynolds et al	a 1989 Manufactured Home Only, being a 27X66 Ft, Redman, Shadowridge, Label #TEX044201011, Serial #12516195A/B, located in Harrison County, Texas (Document #2020-000003929, Official Public Records, Harrison County, Texas) Account #R009920065 Judgment Through Tax Year: 2021	\$2,435.81
4	20-0254T	Harrison Central Appraisal District v Ashley P. Williams, et al	TRACT 1: 14.363 Acres, more or less, out of the W. H. Adams Survey, Abstract 54, Harrison County, Texas (Volume 2911, Page 113 and Volume 3432, Page 33, SAVE AND EXCEPT Volume 3396, Page 98 and Volume 3522, Page 165, Deed Records, Harrison County, Texas) Account #R000008797 Judgment Through Tax Year: 2021 TRACT 2: Improvement Only, being a Manufactured Home, Serial #DSDAL55548A/B, Label #NTA1513149/50, located in the W. H. Adams Survey, Abstract 54, Harrison County, Texas Account #R010091168 Judgment Through Tax Year: 2021	\$27,412.83
5	20-0465T	Harrison Central Appraisal District v William Flynn McCoy	28.437 Acres, more or less, of the J. Hord Survey, Abstract 318, Harrison County, Texas (Document No. 2011-000001981, Official Records, Harrison County, Texas) Account #R010095761 Judgment Through Tax Year: 2021	\$11,863.02
6	21-0467T	Harrison Central Appraisal District v Yandel Ray Reynolds et al	40.00 Acres, more or less, out of the R. Mason Survey, Abstract 438, Harrison County, Texas (Volume 1147, Page 751, Deed Records, Harrison County, Texas) Account #R000027109 Judgment Through Tax Year: 2021	\$6,623.61
7	21-0842T	Harrison Central Appraisal District v Christopher L. Thomas	45.000 Acres, more or less, out of the W.R.D. Ward Survey, Abstract 746, Harrison County, Texas (Document #2016-000011151, Official Records, Harrison County, Texas) Account #R000005698 Judgment Through Tax Year: 2021	\$26,080.82
8	21-0944T	Harrison Central Appraisal District v Joshua Glenn Herring et al	Pre-fab Building located on Lot 4B, Outlot Southeast, AKA 525 E Texas Ave, City of Waskom, Harrison County, Texas (Document #2014-17,036 CCL, Harrison County, Texas) Account #R010095648 Judgment Through Tax Year: 2021	\$17,360.75
9	21-0949T	Harrison Central Appraisal District v Equilia Brightman	TRACT 1: The North one-half of Lot 2, Block 1, Lincoln Park Addition, City of Marshall, Harrison County, Texas (Volume 725, Page 470, Deed Records, Harrison County, Texas) Account #R000011966 Judgment Through Tax Year: 2021	\$510.00
10			TRACT 2: Lot 23, Block 10, Sexton 1st Addition, City of Marshall, Harrison County, Texas (Volume 1004, Page 2141, Deed Records, Harrison County, Texas) Account #R000000747 Judgment Through Tax Year: 2021	\$840.00
11	21-0956T	Harrison Central Appraisal District v Misael Fajardo et al	TRACT 1: 5.723 Acres, more or less, out of the H. Vardeman Survey, Abstract 726, Harrison County, Texas (Tract 2, Document #2014-000010586, Official Records, Harrison County, Texas) Account #R000060165 Judgment Through Tax Year: 2021	\$2,263.12
12			TRACT 2: 4.223 Acres, more or less, out of the H. Vardeman Survey, Abstract 726, Harrison County, Texas (Tract 1, Document #2014-000010586, Official Records, Harrison County, Texas) Account #R010091382 Judgment Through Tax Year: 2021	\$4,947.90
13	21-1060T	Harrison Central Appraisal District v Quest Trust Company, successor by merger to Quest IRA, Inc. et al	TRACT 1: Lots 10, 11 and 12, Block 1, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R000044308 Judgment Through Tax Year: 2021	\$1,172.05
14			TRACT 2: Lot 1, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090701 Judgment Through Tax Year: 2021	\$830.00

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15			TRACT 3: Lot 2, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090702 Judgment Through Tax Year: 2021	\$890.00
16			TRACT 4: Lot 3, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090703 Judgment Through Tax Year: 2021	\$860.00
17			TRACT 5: Lot 4, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090704 Judgment Through Tax Year: 2021	\$860.00
18			TRACT 6: Lot 10, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090710 Judgment Through Tax Year: 2021	\$1,119.87
19			TRACT 7: Lot 11, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090711 Judgment Through Tax Year: 2021	\$930.00
20			TRACT 8: Lot 12, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090712 Judgment Through Tax Year: 2021	\$750.00
21			TRACT 9: Lot 13, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090713 Judgment Through Tax Year: 2021	\$860.00
22			TRACT 10: Lot 14, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090714 Judgment Through Tax Year: 2021	\$650.00
23			TRACT 11: Lot 15, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090715 Judgment Through Tax Year: 2021	\$1,130.81
24			TRACT 12: Lot 16, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090716 Judgment Through Tax Year: 2021	\$1,060.00
25			TRACT 13: Lot 17, Block 4, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090717 Judgment Through Tax Year: 2021	\$1,020.00
26			TRACT 14: Lot 1, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090759 Judgment Through Tax Year: 2021	\$870.00
27			TRACT 15: Lot 2, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090760 Judgment Through Tax Year: 2021	\$830.00
28			TRACT 16: Lot 3, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090761 Judgment Through Tax Year: 2021	\$730.00
29			TRACT 17: Lot 4, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090762 Judgment Through Tax Year: 2021	\$1,000.00
30			TRACT 18: Lot 5, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090763 Judgment Through Tax Year: 2021	\$960.00
31			TRACT 19: Lot 8, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090766 Judgment Through Tax Year: 2021	\$810.00
32			TRACT 20: Lot 9, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090767 Judgment Through Tax Year: 2021	\$890.00

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33			TRACT 21: Lot 10, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090768 Judgment Through Tax Year: 2021	\$780.00
34			TRACT 22: Lot 11, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090769 Judgment Through Tax Year: 2021	\$740.00
35			TRACT 23: Lot 12, Block 7, Meadow Lane Addition, City of Marshall, Harrison County, Texas (Document #2015-000011440, Official Records, Harrison County, Texas) Account #R010090770 Judgment Through Tax Year: 2021	\$760.00
36	21-1065T	Harrison Central Appraisal District v Samuel Merriweather et al	2.00 Acres, more or less, out of the E. Carroll Survey, Abstract 135, Harrison County, Texas (Volume 1617, Page 301, Deed Records, Harrison County, Texas) Account #R000013214 Judgment Through Tax Year: 2021	\$9,806.03
37	22-0102T	Harrison Central Appraisal District v Tom Bell et al	TRACT 1: 727.33 Acres, more or less, out of the J. Miller Survey, Abstract 492 and the C. Long Survey, Abstract 419, Harrison County, Texas (Volume 1157, Page 644, Deed Records, Harrison County, Texas) Account #R000013165/R000013166 Judgment Through Tax Year: 2021	\$14,962.11
38			TRACT 2: 5.00 Acres, more or less, Tract 7, Parker Subdivision, Harrison County, Texas (Volume 1083, Page 10, Deed Records, Harrison County, Texas) Account #R000047090 Judgment Through Tax Year: 2021	\$1,829.55
39			TRACT 3: 5.00 Acres, more or less, Tract 8, Parker Subdivision, Harrison County, Texas (Volume 1083, Page 10, Deed Records, Harrison County, Texas) Account #R000062816 Judgment Through Tax Year: 2021	\$2,647.89
40			TRACT 4: 50.00 Acres, more or less, out of the J.M. Arocha Survey, Abstract 27, Harrison County, Texas (Second Tract, Volume 998, Page 246, Deed Records, Harrison County, Texas) Account #R000017920 Judgment Through Tax Year: 2021	\$2,517.86
41			TRACT 5: 250.00 Acres, more or less, out of the J.M. Arocha Survey, Abstract 27, Harrison County, Texas (First Tract, Volume 998, Page 246, Deed Records, Harrison County, Texas) Account #R000017921 Judgment Through Tax Year: 2021	\$7,436.42
42			TRACT 6: 0.80 Acre, more or less, out of the J. Graves Survey, Abstract 280, Harrison County, Texas (Fourth Tract, Volume 998, Page 246, Deed Records, Harrison County, Texas) Account #R000018740 Judgment Through Tax Year: 2021	\$1,455.44
43			TRACT 7: 47.00 Acres, more or less, out of the A. Jenkins Survey, Abstract 364, Harrison County, Texas (Third Tract, Volume 998, Page 246, Deed Records, Harrison County, Texas) Account #R000018741 Judgment Through Tax Year: 2021	\$3,993.43
44			TRACT 8: 192.2 Acres, more or less, out of the J.M. Arocha Survey, Abstract 27, Harrison County, Texas (Volume 1603, Page 156, Deed Records, Harrison County, Texas) Account #R000003547/R000040340 Judgment Through Tax Year: 2021	\$22,930.46