



SHERIFF'S TAX SALE

All property listed below will be sold at the Colorado County Sheriff's Tax Sale at the courthouse door on Tuesday, **November 5, 2024, beginning at 3:00 p.m.** The sheriff's department will sell the property to the highest bidder for cash, certified check or money order. **PERSONAL/CORPORATE CHECK WILL NO LONGER BE ACCEPTED.** The bid must start at the amount of the opening bid set out opposite each tract below, and no bid less than that amount can be accepted by the officer conducting the sale. This property is being sold for taxes, and all sales are made subject to the right of the former owner (and IRS when applicable) to redeem within the time frame and in the manner provided for in the Texas Property Tax Code. **The purchaser will receive a Sheriff's Deed, which is without warranty, expressed or implied.** It will be necessary that the bidders satisfy themselves concerning the location of the property prior to the sale. Maps and plats of these properties and other instruments of title are on file in the office of the Colorado County Clerk, at Columbus, Texas, and all papers in the suit on which this sale is based are on file in the office of the District Clerk. **For more information, please contact attorney John Banks at (512) 659-4240.**

Item No.	Tax Suit No.	Legal Description / Address (if available)	Estimated Minimum Bid
1	Suit No: 4851 COLORADO COUNTY CENTRAL APPRAISAL DISTRICT VS. UNKNOWN HEIRS OF THE ESTATE OF SUSIE HALL, ET AL	TRACT 1: Lot 2, Block 5, Simmons Addition to the Town of Eagle Lake, Colorado County, Texas and being the same land described in Deed dated September 15, 1917 from George Hall to Susie Hall, recorded in Volume 62 at Page 607 of the Deed Records of Colorado County, Texas (TAX ACCOUNT NO. 17254) Adjudged Value: \$16,980.00 Situs: (SEE MAP 1)	\$3,900.00 SUBJECT TO 22-23 TAXES
2	Suit No: 4859 COLORADO COUNTY CENTRAL APPRAISAL DISTRICT VS. ROBERT HILLIARD, ET AL	TRACT 1: Lot 4 in Block 62 in the City of Weimar, according to the map and plat of said city as shown on Slide #27 in the plat records of the County Clerk of Colorado County, Texas; (SITUS: 409 EAST CHURCH STREET; Tax Account No. 18163) Adjudged Value: \$29,100.00 Situs: 409 E CHURCH ST (SEE MAP 2)	\$3,900.00 SUBJECT TO 22-23 TAXES AND CITY LIENS \$4,950.00
3	Suit No: 4863 COLORADO COUNTY CENTRAL APPRAISAL DISTRICT VS.	TRACT 1: Lot 11 in block 2 of the Simmons Addition to the City of Eagle Lake, according to the plat of said subdivision recorded at volume 182, page 435 of the plat records of the County Clerk of Colorado County, Texas (TAX ACCOUNT NO. 17242)	\$2,700.00

PB

PERDUE BRANDON

ATTORNEYS AT LAW

	GLORIA HEMPHILL	Adjudged Value: \$18,110.00 Situs: (SEE MAP 1)	
4	Suit No: 4878 COLORADO COUNTY CENTRAL APPRAISAL DISTRICT VS. UNKNOWN HEIRS TO THE ESTATE OF HARMON JACKSON	TRACT 1: That certain 0.103 of an acre, more or less, H. Austin Survey, A-4, Colorado County, Texas and being part of the same land described in Deed dated August 13, 1945 from Gustella Dennis Thompson, et al to Harmon Jackson, recorded in Volume 126 at Page 532 of the Deed Records of Colorado County, Texas (TAX ACCOUNT NO. 91227). Adjudged Value: \$21,760.00 Situs: CR 20210072 (SEE MAP 3)	\$2,100.00 SUBJECT TO 22-23 TAXES
5	Suit No: 4916 COLORADO COUNTY CENTRAL APPRAISAL DISTRICT VS. WELDON R NAWARA, ET AL	TRACT 1: 0.271 of an acre, more or less, Robert Cunningham Survey, A-16, Colorado County, Texas and being the same land described in Deed dated February 8, 2006 from Mary Maude Ford to Weldon Nawara and wife, Kim Nawara, recorded in Volume 516 at Page 560 of the Official Records of Colorado County, Texas. (Tax Account No. R66336) Adjudged Value: \$1,000.00 Situs: (SEE MAP 5)	\$1,000.00
6	Suit No: 4937 COLORADO COUNTY CENTRAL APPRAISAL DISTRICT VS. VICTOR CAMACHO, ET AL	TRACT 1: Lot 5, Block 93, Town of Columbus, Colorado County, Texas and being the same land described in Deed dated December 10, 2015 from Bayview Financial Property Trust to Oscar Sewell and Melinda Sewell, recorded in Volume 798 at Page 830 of the Official Records of Colorado County, Texas, INCLUDING IMPROVEMENTS THEREON. (Tax Account No. R11594) Adjudged Value: \$143,870.00 Situs: 620 LIVE OAK (SEE MAP 6)	\$17,000.00

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