

**DELINQUENT TAX SALE  
TAX APPRAISAL DISTRICT OF BELL COUNTY  
BELL COUNTY, TEXAS**

**June 6, 2017 at 10:00 AM**

**Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, in the City of Belton, Texas**

**GENERAL INFORMATION REGARDING THE TAX SALE**

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

- The Tax Appraisal District of Bell County collects property taxes for all the taxing units in Bell County. The main office of the Appraisal District is located at 411 E. Central in Belton, Texas.
- ALL requests for clarification of the information contained in this document or any questions which you have regarding the information contained in this document will be addressed immediately prior to the commencement of the tax sale.
- Tax sales begin at 10:00 a.m. on the first Tuesday of the month and are held at the Bell County Clerk's Alcove outside to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, in Belton. Click for Directions to the Justice Complex.
- Tax Sales are not conducted every month in Bell County. There are usually 4 to 5 tax sales a year. You may contact the Appraisal District regarding the date of the next tax sale or consult the website of the law firm of McCreary, Veselka, Bragg and Allen, P.C. ([www.mvbalaw.com](http://www.mvbalaw.com)).
- Bid sheets containing information on the property to be offered for sale will be available at the Tax Appraisal District of Bell County or the website of the law firm of McCreary, Veselka, Bragg and Allen, P.C. ([www.mvbalaw.com](http://www.mvbalaw.com)) approximately three weeks prior to the date of the tax sale.
- Bidders must be present at the tax sale. Bids will not be accepted via mail, phone or internet. Pursuant to the provisions of Section 34.015(b) of the Texas Tax Code, a deed will only be executed by the Sheriff reflecting the purchaser (grantee) to be the same person who bid at the tax sale. A person seeking to represent a business entity (a corporation, limited liability company, limited partnership) must present a Power of Attorney or some other form of documentation authorizing the person to bid on behalf of the business entity at the tax sale.
- All bidders must register to bid prior to the sale with the person conducting the sale. If you do not register prior to the beginning of the sale, you may not bid. Registration will begin at approximately 9:45 a.m. the day of the sale at the Bell County Clerk's Alcove outside to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, Belton, Texas. Bidders must present a valid driver's license or identification card issued by a State Agency or the United States Government at the time of registration.
- The minimum bid for each property is set out on the bid sheet available from the Appraisal District or the website [mvbalaw.com](http://mvbalaw.com). Bidding must start at the minimum bid. The minimum bid includes all taxes which were delinquent at the date of Judgment. Purchasers will be required to pay all taxes which became or will become delinquent subsequent to the date of Judgment.
- Bidders must have the funds readily accessible with which to pay the purchase price in full. If you do not have the funds readily accessible, do not bid. Successful bidders will be given 2 hours from the completion of the sale to obtain cash or a cashier's check. The cashier's check should be made payable to the Bell County District Clerk. You must remit the exact amount due to the Bell County Deputy Sheriff conducting the tax sale. The Sheriff's office cannot make change. Personal checks will not be accepted.
- Purchasers of property at the tax sale will receive an ordinary type of Sheriff's Deed which is without warranty, either expressed or implied. Title to property sold at the tax sale is NOT guaranteed. A policy of title insurance on the property purchased at the tax sale may be difficult to obtain.

- The tax sale should extinguish the record ownership interest of all persons and the recorded liens of all persons who were named as defendants in the judgment on which the tax sale is based, including any tax liens filed by the Internal Revenue Service. If a party who has an ownership interest or holds a lien on the property was NOT named as a defendant in the judgment, the purchaser at the tax sale will take title to the property subject to the interest or lien of that party. The judgment is available for inspection at the Bell County District Clerk's office. A copy of the judgment may be obtained from the Bell County District Clerk for a fee. Title to the property is NOT guaranteed.
- If you are the highest bidder and the property is sold to you at the tax sale, you own it. You do not get to change your mind or assert that you "made a mistake" after the tax sale. You must pay the amount you bid for the property at the tax sale or collection procedures will be initiated against you pursuant to Rule 652 of the Texas Rules of Civil Procedure.
- You will be required to pay for the deed recording fee at the conclusion of the tax sale. Most deeds are two pages and the fee for two pages is \$15.00. You may pay the deed recording fee with a personal check payable to the County Clerk of Bell County or pay in cash.
- The number of people at a sale varies from sale to sale. Usually there are between 20 to 40 persons who register to bid at a sale.
- Prior to the sale, bidders should view the property and satisfy themselves as to the location and condition of the property. After the sale is too late. However, The Tax Appraisal District of Bell County is not the owner of the property and cannot give you permission to go onto or access the property prior to the sale. Do not trespass. You should view the property from public streets or roadways.
- All property is sold by legal description. Property is sold "AS IS" with all faults. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all documents in the lawsuit(s) on which the tax sale is based are on file in the office of the District Clerk. Any "approximate property address" reflected on the bid sheet is the address on the tax records and may not be accurate.
- All property sold at the tax sale is subject to a right of redemption. The redemption period begins on the date that the purchaser's deed is recorded in the County Clerk's office. The redemption period for homestead property and land designated for agricultural use is 2 years. Property may be the homestead of a person even if a person does not have a homestead exemption for tax purposes on the property. The redemption period for all other property is 180 days.
- Anyone having an ownership interest in the property at the time of the tax 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 the 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.
- Once you receive the recorded deed, you are the owner of the property subject only to the right of redemption. You may sell the property at any time during the redemption period. The person to whom you sell the property takes subject to the remainder of the redemption period.
- The Tax Code, Section 34.01(n), gives purchasers at a tax sale the right of use and possession of the property subject only to the prior owner's right of redemption. However, neither the Tax Appraisal District of Bell County nor the Bell County Sheriff's Department will put you in possession of the property at the time of the tax sale. Purchasers have the right to a Writ of Possession on the 20<sup>th</sup> day following the date on which the purchaser's deed is filed of record with the County Clerk. See Section 33.51 of the Tax Code for the procedures for gaining possession of occupied property.
- The document stating that the successful bidder does not owe any delinquent taxes in Bell County as required in Section 34.015 of the Texas Tax Code must be obtained from the Tax Appraisal District of Bell County either before or after the tax sale. The Deed to the property purchased at the tax sale will not be delivered to the purchaser or recorded in the County Clerk's office until this document is obtained. There is a \$10.00 fee for this document. The document is valid for 90 days after the date of issuance.

- The deed to property purchased at the tax sale will be delivered to you by mail three to four weeks after the tax sale assuming that you timely obtain the document stating that you do not owe any delinquent taxes in Bell County.
- Property purchased at the 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.
- Many of the properties that are posted for sale will be withdrawn prior to the commencement of the tax sale. You should consult the MVBA website on Monday afternoon before the sale for the properties that have been withdrawn. ([www.mvbalaw.com](http://www.mvbalaw.com)) Properties may be withdrawn at ANY time prior to the sale.
- The Notice of Sale is published in the Temple Daily Telegram.
- The Texas Tax Code may be accessed on the website of the Texas Comptroller of Public Accounts at: <http://www.window.state.tx.us/taxinfo/proptax/96-297-13.pdf>. The statutory provisions regarding tax sales are in Chapter 33 and 34 of the Texas Tax Code.

**PROPERTIES TO BE SOLD ON JUNE 6, 2017:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER & PURCHASE AMOUNT
1	225,916-C	Tax Appraisal District of Bell County v Ivan R. Mcstay et al	Lot 33, Block 8, Marlboro Heights Addition to the City of Killeen, Bell County, Texas (Volume 4027, Page 120 of the Deed Records of Bell County, Texas), 701 Abercrombie Drive Account #80379 Judgment Through Tax Year: 2016	\$5,000.00	
2	236,720-C	Tax Appraisal District of Bell County v Ira Grant et al	Lot 9, Block 6, Crestview Addition to the City of Temple, Bell County, Texas (Volume 1550, Page 663 and Volume 5151, Page 471 of the Deed Records of Bell County, Texas), 602 S. 18th Street, Temple, Texas 76501-6068 Account #42716 Judgment Through Tax Year: 2015	\$2,500.00	
3	241,884-C	Tax Appraisal District of Bell County v Wayne Dawson et al	Lot 13, Block 4, Crestview 2nd Addition to the City of Temple, Bell County, Texas (Volume 4972, Page 585 of the Deed Records of Bell County, Texas), 1219 South 24th Street, Temple, Texas 76501-6189 Account #10820 Judgment Through Tax Year: 2015	\$500.00	
4	243,723-C	Tax Appraisal District of Bell County v William G. Manley et al	0.214 Acre, more or less, out of Abstract 884 of the J.B. Wills Survey, Bell County, Texas (Volume 3223, Page 547 of the Deed Records of Bell County, Texas) Account #9997 Judgment Through Tax Year: 2015	\$2,500.00	
5	247,558-c	Tax Appraisal District of Bell County, Texas v Gayla Stevenson et al	2.482 Acres, more or less, out of Abstract 627 of the William L. Norville Survey (Waterworks Road), Bell County, Texas and a Manufactured Home, Label# TEA02768389, Serial# GHVM389586010289A/B (Volume 3537, Page 261 of the Deed Records of Bell County, Texas) Account #97793 Judgment Through Tax Year: 2014	\$20,200.00	
6	254,523-C	Tax Appraisal District of Bell County v Bobby Patterson et al	Lot 12, Block 3, Crestview 2nd Addition, City of Temple, Bell County, Texas (Volume 3438, Page 704 of the Deed Records of Bell County, Texas), 1106 S. 24th Street, Temple, Texas 76501-6184 Account #56107 Judgment Through Tax Year: 2016	\$1,000.00	
7	258,910-C	Tax Appraisal District of Bell County v Michael Breen et al	Lot 227 and 228, Sherwood Shores, Section 1, Bell County, Texas (Volume 2292, Page 275, Deed Records, Bell County, Texas), 7272 Amber Rene, Belton, Texas 76513-6685 Account #12874 Judgment Through Tax Year: 2015	\$20,000.00	
8	263,717-C	Tax Appraisal District of Bell County v Alton F. Lanier	Lots 1 and 2, Block 7, W.A. Barclay Addition to the City of Temple, Bell County, Texas (Volume 930, Page 92 of the Deed Records, Bell County, Texas), 803 South 11th Street, Temple, Texas 76504 Account #62846 Judgment Through Tax Year: 2012	\$1,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER & PURCHASE AMOUNT
9	263,824-C	Tax Appraisal District of Bell County v Regina Renee Robles-Outland	5.636 Acres, more or less, out of Abstract 1 of the J. N. Arocha Survey, Bell County, Texas (Volume 1971, Page 829 and Volume 6543, Page 20 of the Deed Records, Bell County, Texas), 12210 Neroc Road Account #100049 Judgment Through Tax Year: 2015	\$6,500.00	
10	265,325-C	Tax Appraisal District of Bell County v Charles Whitehead	The East 2 Feet of Lot 7, Block 6, Replat of Block 5 and 6, Sugar Loaf Estates Addition to the City of Killeen, Bell County, Texas (Volume 1900, Page 746 SAVE AND EXCEPT that property more particularly described in Volume 4044, Page 534 of the Deed Records, Bell County, Texas), 1501 Barbara Lane, Killeen, Texas 76549-1423 Account #127607 Judgment Through Tax Year: 2013	\$300.00	
11	265,413-C	Tax Appraisal District of Bell County v John W. Mayo, Jr.	the South 52 Feet of Lot 3 and the North 52 Feet of Lot 4, Block 19, Crestview Addition to the City of Temple, Bell County, Texas (Volume 1194, Page 575 of the Deed Records, Bell County, Texas), 715 South 28th Street, Temple, Texas Account #69857 Judgment Through Tax Year: 2016	\$5,000.00	
12	266,438-C	Tax Appraisal District of Bell County v Tina Trantham	0.508 Acre, more or less, out of Abstract 1 of the J.N. Arocha Survey, Bell County, Texas ("Exhibit D" to a deed recorded in Volume 3141, Page 796 of the Deed Records, Bell County, Texas), 6144 S FM 2184, Rogers, Texas 76569-4009 Account #48082 Judgment Through Tax Year: 2015	\$7,500.00	
13	269,613-C	Tax Appraisal District of Bell County v Deborah Hamilton	the West 115 feet of Lot 12, Block H, Rogers Original Townsite to the City of Rogers, Bell County, Texas (Volume 4969, Page 919 of the Deed Records, Bell County, Texas), 214 East Prairie Avenue, Rogers, Texas 76569-5004 Account #49694 Judgment Through Tax Year: 2014	\$2,500.00	
14	270,995-C	Tax Appraisal District of Bell County v Jeffrey Davis	Lot 66, Block 1, Lakeaire Subdivision, Section Two, Bell County, Texas (Document #2010-38389 of the Official Public Records, Bell County, Texas), 5517 Helm, Bell County, Texas Account #46238 Judgment Through Tax Year: 2014	\$3,500.00	
15	274,241-C	Tax Appraisal District of Bell County v Pearl Buchanan	Lot 168, Lakeaire Subdivision, Section Two, Bell County, Texas (Volume 1894, Page 723 of the Deed Records, Bell County, Texas) Account #14757 Judgment Through Tax Year: 2015	\$1,000.00	
16	275,664-C	Tax Appraisal District of Bell County v Valeriano Torres	1.00 Acre out of a 4.00 Acre Tract, more or less, out of Abstract 421 of the W.G. Hill Survey, Bell County, Texas (Volume 3978, Page 701, of the Deed Records, Bell County, Texas) Account #104704 Judgment Through Tax Year: 2014	\$8,100.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER & PURCHASE AMOUNT
17	277,056-C	Tax Appraisal District of Bell County v Christopher Gott	0.52 Acre, more or less, out of Abstract 340 of the W. Gilmore Survey, Bell County, Texas (Volume 2764, Page 377 of the Deed Records, Bell County, Texas), 9840 Pendleton Troy Road, Bell County, Texas Account #42396 Judgment Through Tax Year: 2015	\$8,000.00	
18	277,608-C	Tax Appraisal District of Bell County v Nickie Tatro	South 40 feet of Lot 12 and North 34 feet of Lot 13, Block 61, Freeman Heights Addition, to the City of Temple, Bell County, Texas (Volume 3197, Page 198, of the Deed Records, Bell County, Texas), 916 S 25th Street Account #62884 Judgment Through Tax Year: 2016	\$4,500.00	
19	278,181-C	Tax Appraisal District of Bell County v Lee Bonetto, Sr.	Tract 44 of Triple Seven River Estates Subdivision, Section Three, Bell County, Texas (Volume 3260, Page 725 and Volume 5321, Page 56 of the Deed Records, Bell County, Texas), 1054 White Cedar Trail, Bell County, Texas Account #13193 Judgment Through Tax Year: 2015	\$10,000.00	
20	278,639-C	Tax Appraisal District of Bell County v Tommy L. Henson	0.34 Acre, more or less, out of Abstract 633 of the F. Nibling Survey, Bell County, Texas (Volume 1941, Page 671 of the Deed Records, Bell County, Texas), Kuykendall Mountain, Bell County, Texas Account #48489 Judgment Through Tax Year: 2015	\$500.00	
21	278,677-C	Tax Appraisal District of Bell County v Geraldine Faulkner	Lot 2, Block 3, Stonegate Addition to the City of Temple, Bell County, Texas (Document #2011- 32121 of the Official Public Records, Bell County, Texas), 4912 Sarahs Way, Temple, Texas 76502-3385 Account #352488 Judgment Through Tax Year: 2014	\$5,000.00	
22	278,678-C	Tax Appraisal District of Bell County v David Kitching	76.96 Acres, more or less, out of Abstract 790 and 791 of the Mary Stewart Survey, Bell County, Texas (Being the 76.96 acre tract of land described in Document #2009-00019276 of the Official Public Records, Bell County, Texas), 10550 Stallion Road, Bell County, Texas Account #17754 Judgment Through Tax Year: 2016	\$17,200.00	
23	278,678-C	Tax Appraisal District of Bell County v David Kitching	44.33 Acres, more or less, out of the Mary Stewart Survey, Abstract No. 790 and the Mary Stewart Survey, Abstract No. 791, Bell County, Texas (Being the same as the 43.36 acre tract described in Document No. 2009-00019276 and as Document No. 2008-00038841 of the Official Public Records, Bell County, Texas) Account #17846 Judgment Through Tax Year: 2016	\$1,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER & PURCHASE AMOUNT
24	279,927-C	Tax Appraisal District of Bell County v Emilian Firan	Lot 27, Block 10, Thunder Creek Estates Addition to the City of Killeen, Bell County, Texas (Document #2013-19608, Official Public Records, Bell County, Texas), 3405 Catalina Drive, Killeen, Texas 76549-4948 Account #241047 Judgment Through Tax Year: 2015	\$9,900.00	
25	280,905-C	Tax Appraisal District of Bell County v Kerstin Guilford	Lot 2, Block 40, Westpark Addition, Phase Three, City of Killeen, Bell County, Texas (Volume 3116, Page 392, Deed Records, and District Court Cause #181,577, Bell County, Texas), 2705 Woodlands Drive, Killeen, Texas 76549-3438 Account #57473 Judgment Through Tax Year: 2015	\$3,600.00	
26	281,655-C	Tax Appraisal District of Bell County v Jose Villarreal	0.9 Acre, more or less, out of Abstract 604 of the W.T. Millican Survey, Bell County, Texas (Document #2008-37454, Official Public Records, Bell County, Texas), FM 439, Bell County, Texas Account #15594 Judgment Through Tax Year: 2015	\$4,400.00	
27	282,459-C	Tax Appraisal District of Bell County v Lillian D. Chastain	Lot 4, Block 10, Morgan's Point Resort, Section Twenty-Three, City of Morgan's Point, Bell County, Texas (a part of that described in Volume 2243, Page 245, Deed Records, Bell County, Texas), 12 Dandelion Street, Morgans Point, Texas 76513-9218 Account #19533 Judgment Through Tax Year: 2016	\$1,000.00	
28	282,459-C	Tax Appraisal District of Bell County v Lillian D. Chastain	Lot 11, Block 10, Morgan's Point Resort, Section Twenty-Three, City of Morgan's Point, Bell County, Texas (a part of that described in Volume 2243, Page 245, Deed Records, Bell County, Texas), 13 Mustang Drive, Morgans Point, Texas 76513-9223 Account #19537 Judgment Through Tax Year: 2016	\$1,000.00	
29	283,489-C	Tax Appraisal District of Bell County v Tim Rico	Lot 294, Block 1, Tanglewood Subdivision, Bell County, Texas (Volume 2781, Page 148, Deed Records, Bell County, Texas), 4918 Comanche Drive, Bell County, Texas Account #98891 Judgment Through Tax Year: 2016	\$1,000.00	
30	283,611-C	Tax Appraisal District of Bell County v Leon Waller	Lot 3, Block 5, Regency Ridge Subdivision, City of Killeen, Bell County, Texas (Volume 3557, Page 8, Deed Records, and Document #2009- 10655, Official Public Records, Bell County, Texas), 1306 Waterford Drive, Killeen, Texas 76542-3949 Account #134864 Judgment Through Tax Year: 2015	\$7,400.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER & PURCHASE AMOUNT
31	284,519-C	Tax Appraisal District of Bell County v Walter Lee Woodard	the South 21 Feet of Lot 7 and the North 7 Feet of Lot 8, Block F, Crawford's Addition to the City of Temple, Bell County, Texas (Document #2015-5863, Official Public Records, Bell County, Texas), 213 South 12th Street, Temple, Texas 76501-4434 Account #43099 Judgment Through Tax Year: 2015	\$500.00	
32	284,934-C	Tax Appraisal District of Bell County v Bobby Walser	13.6 Acres, more or less, out of Abstract 913 of the J.S. Wilder Survey, City of Killeen, Bell County, Texas (Volume 872, Page 570, Deed Records, Bell County, Texas), Whitmire Lane, Killeen, Texas Account #124841 Judgment Through Tax Year: 2016	\$9,900.00	
33	285,408-C	Tax Appraisal District of Bell County v Betty Drake	Lot 1, Block 6, Stratford Addition, Second Extension, City of Killeen, Bell County, Texas (Document #2013-41664, Official Public Records, Bell County, Texas), 3505 Carpet Lane, Killeen, Texas 76549-3628 Account #108695 Judgment Through Tax Year: 2015	\$6,600.00	
34	287,580-C	Tax Appraisal District of Bell County v Bobby Glover	1.979 Acres, more or less, out of Abstract 6 of the M.F. Conner Survey, City of Belton, Bell County, Texas (Document #2015-5441, Official Public Records, Bell County, Texas), 2801 South IH 35, Belton, Texas Account #136129 Judgment Through Tax Year: 2016	\$16,500.00	
35	288,398-C	Tax Appraisal District of Bell County v Kenneth A. Owens	Lot 3, Block D, R.K. Utley Addition to the City of Belton, Bell County, Texas (One of the tracts of land described in Volume 1189, Page 878, Deed Records, Bell County, Texas), Waco Road, Belton, Texas Account #81388 (City of Belton Abatement Liens) Judgment Through Tax Year: 2016	\$4,300.00	