

DELINQUENT TAX SALE
THE COUNTY OF STEPHENS, TEXAS, BRECKENRIDGE INDEPENDENT SCHOOL DISTRICT AND SHACKELFORD COUNTY
APPRAISAL DISTRICT
STEPHENS COUNTY, TEXAS

June 6, 2017 at 1:00 p.m.
Stephens County Courthouse, 200 W. Walker, Breckenridge, Texas

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. 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 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 Stephens 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 beside each tract. 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 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 (Sec. 33.51 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.

If you have any questions, you may contact our office in Abilene at (325) 672-4870.

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	29,882	The County of Stephens, Texas v Margie F. Salas et al	surface only of the North 100' of the South 580.8' of Tract 8, Walker Caldwell Subdivision out of the North 1/2 of Section 11, Lunatic Asylum Lands, Stephens County, Texas (Vol. 1120, Page 158, Deed Records) Account #R000014807 Judgment Through Tax Year: 2009	
2	29,882	The County of Stephens, Texas v Margie F. Salas et al	WALKER CALDWELL (SEC 11), BLOCK 58, LOT 1 & 2, UDI 100.00%, Stephens County, Texas (Vol. 1270, Page 20, Deed Records) Account #R000014947 Judgment Through Tax Year: 2009	
3	CV30657	The County of Stephens, Texas v Mary Sheen et al	HUBBARD LAKESHORES, BLOCK 3, LOT 5 ACRES:0.000 (Vol. 489, Page 252) Account #R000011926 Judgment Through Tax Year: 2015	
4	CV31079	The County of Stephens, Texas v David Baladez et al	Lots 12 and 13, Block 9, Rosewell Addition, City of Breckenridge, Stephens County, Texas (Vol. 1573, Page 47, Deed Records) Account #R000014179 Judgment Through Tax Year: 2015	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
5	CV31310	The County of Stephens, Texas v Andrew Garside et al	Lot 6, Block 6, Edgewood Addition to the City of Breckenridge, Stephens County, Texas (Vol. 1430, Page 125, Official Public Records) Account #R000011018 Judgment Through Tax Year: 2015	
6	CV31321	Breckenridge Independent School District v Katharine A. Pelton	Lot 17 and Lot 18, Block A, FM 207, Tanglewood Addition to the City of Breckenridge, Stephens County, Texas Account #R000014429 Judgment Through Tax Year: 2014	
7	CV31419	The County of Stephens, Texas v Allen Ewing et al	East 75' of Lot 7, Block 31, Section 11, Walker Caldwell Addition, City of Breckenridge, Stephens County, Texas (Vol. 1938, Page 266, Official Public Records) Account #R000014908 Judgment Through Tax Year: 2015	
8	CV31,502	The County of Stephens, Texas v Delfino Jaimes et al	Lot 8, Block 2, Morris Acres Addition, City of Breckenridge, Stephens County, Texas (Vol. 1285, Page 119, Deed Records) Account #R000012797 Judgment Through Tax Year: 2014	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	CV31501	The County of Stephens, Texas v Wanda Gandy	the South 1/2 of Lots 10, 11 and 12, Block 1, Rosewell Addition to the City of Breckenridge, Stephens County, Texas (Vol. 320, Page 187, Deed Records) Account #R000014119 Judgment Through Tax Year: 2015	
10	CV31586	The County of Stephens, Texas v Bengal Gas Transmission Co.	.0358518, OR, RRC Lease No: 137610, District: 7B, Elliott, R "E", Stephens County, Texas Account #N000041995/000000034456 Judgment Through Tax Year: 2015	
11	CV31586	The County of Stephens, Texas v Bengal Gas Transmission Co.	.0437500, OR, Langford E.C., RRC Lease No: 20541, District: 7B, Stephens County, Texas Account #N000018980 Judgment Through Tax Year: 2015	
12	CV31596	The County of Stephens, Texas v Suzanne Haynie Tucker	.0166667, R.I., Haynie Unit, RRC Lease No.: 236639, District: 7B, Stephens County, Texas Account #N000045628 Judgment Through Tax Year: 2015	
13	CV31619	The County of Stephens, Texas v Jose Gerardo Ortiz et al	Lot 11, Block 4, Cochran Addition, City of Breckenridge, Stephens County, Texas (Vol. 1865, Page 123, Official Public Records) Account #R000010244 Judgment Through Tax Year: 2015	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	CV31685	The County of Stephens, Texas v Parramore Sellers et al	0.000575200 RI, LSE#392402, KENNEDY G.F. TRACT #2, OP:BASA RESOURCES INC, RRC LEASE NO.: 03924, DISTRICT: 7B, STEPHENS COUNTY, TEXAS Account #N000009755 Judgment Through Tax Year: 2015	
15	CV31685	The County of Stephens, Texas v Parramore Sellers et al	0.000220400 RI, LSE#111238, ELLIS-ROBBINS "A", OP:DELTA OIL & GAS LTD, RRC LEASE NO.: 111238, DISTRICT: 7B, STEPHENS COUNTY, TEXAS Account #N000009754 Judgment Through Tax Year: 2015	