

**DELINQUENT TAX SALE
MIDLAND CENTRAL APPRAISAL DISTRICT
MIDLAND COUNTY, TEXAS**

**September 5, 2017 at 10:00 AM
Midland County Court House**

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 **Midland County Sheriff's Department**. 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the **Midland Central Appraisal District** that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code.)

If you have any questions, please contact Maria Lucatero at our office in Midland at (432) 699-4991.

PROPERTIES TO BE SOLD ON SEPTEMBER 5, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	NOTES
1	TX13542	Midland Central Appraisal District v Michel McKay	Lots 7 and 8, Block 34, Cowden Addition to the City of Midland, Midland County, Texas (Document #2011-1653), 410 Watson Street Account #R14961 Judgment Through Tax Year: 2016	\$9,300.00	
2	TX13937	Midland Central Appraisal District v Richard G. Lemon	Lot 2, Block 4, Holzgraf Addition to the City of Midland, Midland County, Texas (Volume 2246, Page 471 of the Deed Records, Midland County, Texas), 803 Boyd Avenue, Midland, Texas 79705-8703 Account #R25730 Judgment Through Tax Year: 2016	\$24,800.00	
3	TX13937	Midland Central Appraisal District v Richard G. Lemon	Lot 1, Block 7, Lindsay Acres Addition, Section Five, City of Midland, Midland County, Texas (Volume 3078, Page 885 of the Deed Records, Midland County, Texas), 1000 West Stokes Avenue, Midland, Texas Account #R28641 Judgment Through Tax Year: 2016	\$8,900.00	
4	TX13937	Midland Central Appraisal District v Richard G. Lemon	Lot 2, Block 3, Lindsay Acres Addition, Section Five, City of Midland, Midland County, Texas (Volume 3078, Page 885 of the Deed Records, Midland County, Texas), 900 West Stokes Avenue, Midland, Texas Account #R28629 Judgment Through Tax Year: 2016	\$3,000.00	
5	TX14458	Midland Central Appraisal District v Roy L. Thurman	Lot 16, Block 135, Wilshire Park Addition, Replat City of Midland, Midland County, Texas (Document #2010-24511, Official Public Records, Midland County, Texas), 4515 Monty Drive, Midland, Texas 79703-5410 Account #R35233 Judgment Through Tax Year: 2016	\$10,600.00	
6	TX14625	Midland Central Appraisal District v Richard C. Abalos	Lot 5, Block 11, Greenwood Addition to the City of Midland, Midland County, Texas (Volume 669, Page 1, Deed Records, Midland County, Texas), 408 South Stonewall Street, Midland, Texas 79701 Account #R23408 Judgment Through Tax Year: 2015	\$1,000.00	
7	TX14633	Midland Central Appraisal District v Stewart P. Kent	Lots 5 and 6, Block 8, Cowden Addition to the City of Midland, Midland County, Texas (Volume 456, Page 440, Deed Records, Midland County, Texas), 1910 North Marienfeld Street, Midland County, Texas Account #R14758 Judgment Through Tax Year: 2016	\$3,700.00	

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8	TX14633	Midland Central Appraisal District v Stewart P. Kent	Lot 4, Block 8, Cowden Addition to the City of Midland, Midland County, Texas (Volume 456, Page 440, Deed Records, Midland County, Texas), 507 Eugene Avenue, Midland, Texas 79705 Account #R14757 Judgment Through Tax Year: 2016	\$1,900.00	
9	TX14652	Midland Central Appraisal District v Vennie Mae Lockett	Lot 8, Block 19, Moody Addition to the City of Midland, Midland County, Texas (Volume 617, Page 257, Deed Records, Midland County, Texas), 302 North Carver Street, Midland, Texas 79701-4920 Account #R32490 Judgment Through Tax Year: 2016	\$3,000.00	
10	TX14743	Midland Central Appraisal District v Abraham Valenzuela Morales	0.730 Acre, more or less, of the Southeast quarter of Section 16, Block 39, T-2-S, Midland County, Texas (not including mobile home) (Document #2015-169 SAVE AND EXCEPT that property more described in Document #2015-32741, Official Public Records, Midland County, Texas), W CR 130 Account #R5862 Judgment Through Tax Year: 2016	\$13,800.00	
11	TX14790	Midland Central Appraisal District v Bernardo Ortega	2.00 Acres, more or less, out of the Southwest quarter of Section 7, Block 39, T-2-S, Midland County, Texas (not including mobile home) (Document #2010-25100, Official Public Records, Midland County, Texas), 3212 South County Road 1228, Midland County, Texas Account #R203444 Judgment Through Tax Year: 2016	\$8,500.00	
12	TX14820	Midland Central Appraisal District v Yuren Galindo	Lot 11A, Block 6, Kiser Bizzell Addition, Section 4, City of the Midland, Midland County, Texas (Volume 2464, Page 832, Deed Records, Midland County, Texas), 2201 S Fort Worth Street Account #R11739 Judgment Through Tax Year: 2016	\$3,400.00	
13	TX14823	Midland Central Appraisal District v John W. Marshall	Lot 23, Block 42, Permian Estates Addition, to the City of Midland, Midland County, Texas (Volume 1169, Page 135, Deed Records, Midland County, Texas), 512 Ruby Drive Account #R37955 Judgment Through Tax Year: 2016	\$3,800.00	
14	TX14827	Midland Central Appraisal District v Adrian Robles	4.490 Acres, more or less, out of Abstract 319, of the South half of Section 27, Block 39, T-2-S, Midland County, Texas (Document #2015- 11146, Official Public Records, Midland County, Texas), 1604 W County Road 150 Account #R105854 Judgment Through Tax Year: 2016	\$3,100.00	

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15	TX14846	Midland Central Appraisal District v Tammie Hughes	1.020 Acres, more or less, out of the Southeast quarter of Section 30, Block 40, T-2-S, Midland County, Texas (Volume 3058, Page 800, Deed Records, Midland County, Texas), West County Road 145, Midland County, Texas Account #R7946 Judgment Through Tax Year: 2016	\$5,500.00	
16	TX14847	Midland Central Appraisal District v Eduardo Sandoval	the West 44.3 Feet of Lot 11 and the East 14.7 Feet of Lot 12, Block 16, Crestview Heights Addition to the City of Midland, Midland County, Texas (Volume 598, Page 202, Deed Records, Midland County, Texas), 3122 Roosevelt Avenue, Midland, Texas 79701-6739 Account #R15783 Judgment Through Tax Year: 2016	\$3,800.00	
17	TX14860	Midland Central Appraisal District v T.D. Bishop	2.5 Acres, more or less, out of the Northwest quarter of Section 24, Block 41, T-1-s. Midland County, Texas (Volume 704, Page 581, Deed Records, Midland County, Texas), West County Road 52, Midland County, Texas Account #R8450 Judgment Through Tax Year: 2016	\$5,900.00	
18	TX14882	Midland Central Appraisal District v Barefoot 6/91, Ltd.	Lot 13, Block 12, Loma Linda Addition to the City of Midland, Midland County, Texas (Volume 1801, Page 690, Deed Records, Midland County, Texas), 401 Magnolia Avenue, Midland, Texas 79705-7907 Account #R28960 Judgment Through Tax Year: 2016	\$3,200.00	
19	TX14902	Midland Central Appraisal District v Vicente Rangel	Lot 1, Block 198, Southern Addition to the City of Midland, Midland County, Texas (Volume 549, Page 738, Deed Records, Midland County, Texas), 406 E Dakota Avenue, Midland, Texas Account #R46224 Judgment Through Tax Year: 2016	\$3,200.00	
20	TX14905	Midland Central Appraisal District v Bernabe Rene Pastert	Lot 22, Block 11, Ranchland Hills, Section 2, City of Midland, Midland County, Texas (Volume 565, Page 553 and Volume 1878, Page 479, Deed Records and Probate Cause #P16723, Midland County, Texas), 1715 Maple Avenue, Midland, Texas Account #R40687 Judgment Through Tax Year: 2016	\$5,400.00	
21	TX14927	Midland Central Appraisal District v Raymond Sturgeon, Sr.	Being the West 39 feet of Lot 6 and the East 26 feet of Lot 7, Block 1, Barberdale Addition to the City of Midland, Midland County, Texas (Volume 656, Page 563, Deed Records, Midland County, Texas), 106 E Wadley Avenue, Midland, Texas Account #R10044 Judgment Through Tax Year: 2016	\$4,300.00	

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22	TX14930	Midland Central Appraisal District v Larry Woodruff	Lot 16, Block 4, Glenmore Heights Addition to the City of Midland, Midland County, Texas (Document #2014-26052 and #2015-18694, Official Public Records, Midland County, Texas), 1411 Chestnut Avenue, Midland, Texas Account #R20966 Judgment Through Tax Year: 2016	\$6,900.00	
23	TX14944	Midland Central Appraisal District v Norman Roberts	Lot 12, Block 13, Greenwood Addition to the City of Midland, Midland County, Texas (Volume 2503, Page 37, Deed Records, Midland County, Texas), 401 South Clay Street, Midland, Texas 79701-7629 Account #R23438 Judgment Through Tax Year: 2016	\$3,900.00	