

**DELINQUENT TAX SALE
THE COUNTY OF RUNNELS, TEXAS
RUNNELS COUNTY, TEXAS**

**September 5, 2017 at 10:00 a.m.
Runnels County Courthouse, 613 Hutchings, Ballinger, 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 Runnels 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 SEPTEMBER 5, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	4543	The County of Runnels, Texas v John R. Fuller et al	all of Lots 4 and 5, Block 108, First Railroad Addition, City of Ballinger, Runnels County, Texas (Vol. 329, Page 292, Official Public Records) Account #R000021312 Judgment Through Tax Year: 2016 Approximate Address: 301 N. 6th	\$4,584.00
2	4624	The County of Runnels, Texas v Francisco Delgado et al	All of Lot 2, Block 3, Woodward Heights Addition, Town of Ballinger, Runnels County, Texas (Vol. 42, Page 275, Official Public Records) Account #R000021349 Judgment Through Tax Year: 2015 Approximate Address: 1603 Sargent	\$1,394.00
3	4643	The County of Runnels, Texas v Maria Angelina Cavazos et al	all of Lot 4 and Lot 5, Block 19, Guion Addition, City of Ballinger, Runnels County, Texas (Vol. 359, Page 198, Official Public Records) Account #R000021255 Judgment Through Tax Year: 2016 Approximate Address: 903 N. 16th	\$2,994.00
4	4653	The County of Runnels, Texas v Danny Martinez et al	Lot 5, Block 8, Southside Addition, City of Winters, Runnels County, Texas (Vol. 282, Page 246, Official Public Records) Account #R000021544 Judgment Through Tax Year: 2015 Approximate Address: 309 E. Wood	\$1,435.00
5	4666	The County of Runnels, Texas v Jesse F. Bishop et al	all of Block E of the Perry Addition, City of Miles, Runnels County, Texas (Vol. 524, Page 65, Deed Records) Account #R000011129 Judgment Through Tax Year: 2016 Approximate Address: N/A	\$420.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	4666	The County of Runnels, Texas v Jesse F. Bishop et al	all of Lot 7, Block 1, of the Borders Subdivision, City of Miles, Runnels County, Texas (Vol. 524, Page 65, Deed Records) Account #R000010657 Judgment Through Tax Year: 2016 Approximate Address: N/A	\$250.00
7	4697	The County of Runnels, Texas v Dorothy Escobar Galvan et al	Lots 1 and 2, Block 9, Powell Addition, City of Ballinger, Runnels County, Texas (Vol. 216, Page 201, Official Public Records) Account #R000009359 Judgment Through Tax Year: 2016 Approximate Address: 906 N. 12th	\$6,133.00
8	4701	The County of Runnels, Texas v Evelyn Hollis et al	Lot 6, Block 13, Wilke 3 Subdivision, City of Ballinger, Runnels County, Texas (Vol. 184, Page 254, Official Public Records) Account #R000010192 Judgment Through Tax Year: 2016 Approximate Address: 1308 N. Broadway	\$3,269.00
9	4705	The County of Runnels, Texas v Christine M. Smith et al	Lot 4, Block 20, Wilke Third Addition, City of Ballinger, Runnels County, Texas (Vol. 56, Page 329, Official Public Records) Account #R000022321 Judgment Through Tax Year: 2016 Approximate Address: 1307 N. 5th	\$5,292.00
10	4706	The County of Runnels, Texas v Kevin Holmstrom et al	Lot 10, Block 15, Original Townsite of the Town of Ballinger, Runnels County, Texas (Vol. 397, Page 382, Official Public Records) Account #R000008853 Judgment Through Tax Year: 2016 Approximate Address: 108 S. 12th	\$3,016.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	4710	The County of Runnels, Texas v Carlos Quiroga et al	Lot 3, Block 66, of the Original Townsite of the Town of Ballinger, Runnels County, Texas (Vol. 374, Page 674, Official Public Records) Account #R000009204 Judgment Through Tax Year: 2016 Approximate Address: 505 Davis	\$2,984.00
12	4710	The County of Runnels, Texas v Carlos Quiroga et al	Lot 4, Block 66, Original Townsite of the Town of Ballinger, Runnels County, Texas (Vol. 374, Page 674, Official Public Records) Account #R000009205 Judgment Through Tax Year: 2016 Approximate Address: 507 Davis	\$300.00
13	4716	The County of Runnels, Texas v Juan Antonio Ochoa	Lot 1, Block 4, Meeks Subdivision, City of Winters, Runnels County, Texas (Vol. 394, Page 129, Official Public Records) Account #R000012445 Judgment Through Tax Year: 2016 Approximate Address: 411 N. Murray	\$699.00
14	4716	The County of Runnels, Texas v Juan Antonio Ochoa	63.5' x 150', out of Lot 4, Block C, Murraray East End Addition, City of Winters, Runnels County, Texas (Vol. 235, Page 132, Official Public Records) Account #R000012550 Judgment Through Tax Year: 2016 Approximate Address: 301 E. Willis	\$1,410.00
15	4717	The County of Runnels, Texas v Jessie E. Cortez et al	48' x 60' of Lots 9 and 10, Block 28, Original Townsite of the Town of Ballinger, Runnels County, Texas (Vol. 3, Page 393, Official Public Records) Account #R000008968 Judgment Through Tax Year: 2016 Approximate Address: 207 S. 5th	\$2,265.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16	4725	The County of Runnels, Texas v Mark Deberry	being the West 32' of Lot 13, all of Lots 14 and 15, L.R. Hoppe Addition, City of Winters, Runnels County, Texas (Vol. 395, Page 664, Official Public Records) Account #R000012406 Judgment Through Tax Year: 2016 Approximate Address: 1143 W. Parsonage	\$1,187.00
17	4736	The County of Runnels, Texas v Juana Lopez et al	Lot 1, Block 9, Southside Addition, City of Winters, Runnels County, Texas (Vol. 359, Page 60, Official Public Records) Account #R000012891 Judgment Through Tax Year: 2016 Approximate Address: 201 E. Wood	\$735.00
18	4738	The County of Runnels, Texas v Leo Manley, Sr. et al	Lot 4, Block 63, Original Townsite of the Town of Ballinger, Runnels County, Texas (Vol. 274, Page 409, Deed Records) Account #R000009179 Judgment Through Tax Year: 2016 Approximate Address: 707 Davis	\$300.00
19	4746	The County of Runnels, Texas v Rosalinda De La Cerda	Lot 10, Block 17, Guion Subdivision, City of Ballinger, Runnels County, Texas (Vol. 437, Page 257, Deed Records) Account #R000022608 Judgment Through Tax Year: 2016 Approximate Address: 908 N. 15th	\$874.00
20	4770	The County of Runnels, Texas v Jimmy Rodriguez, Sr.	all of Lots 6 and 7, Block A, Broad and Bomar Subdivision, City of Winters, Runnels County, Texas (Vol. 417, Page 251, Official Public Records) Account #R000011764 Judgment Through Tax Year: 2016 Approximate Address: 120 W. Dale	\$2,230.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
21	4775	The County of Runnels, Texas v Mary Rodriguez	all of Lot 8, Block 56, Dean Smith Subdivision of the West End Addition, City of Ballinger, Runnels County, Texas (Vol. 25, Page 430, Official Public Records) Account #R00009715 Judgment Through Tax Year: 2016 Approximate Address: 1206 Avenue B	\$2,754.00