

DELINQUENT TAX SALE
THE COUNTY OF CALLAHAN, TEXAS AND CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
CALLAHAN COUNTY, TEXAS

October 3, 2017 at 10:00 a.m.
Callahan County Courthouse, 100 W. 4th, Baird, Tx

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 Callahan County Sheriff 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.

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

PROPERTIES TO BE SOLD ON OCTOBER 3, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-1874	The County of Callahan, Texas v George R. Jones et al	Lot 3, and the South 1/2 of Lot 2 and all of Lot 10, Block 6, Highland Park Addition, City of Cross Plains, and a 32' X 72' Solitaire Manufactured Home, Label #TRA0548647 & TRA0548646, Serial #EHIMOK5173F & B, Callahan County, Texas (Volume 122, Page 152) Account #R000014399 Judgment Through Tax Year: 2016 Approximate Address: 825 N. Ave E	\$14,000.00
2	T-1928	The County of Callahan, Texas v Larry E. Ross et al	the East 1/2 of Lot 1, Block 80, Original Townsite of the Town of Baird, Callahan County, Texas (Volume 230, Page 855) Account #R000011720 Judgment Through Tax Year: 2016 Approximate Address: 301 W. 7th	\$12,500.00
3	T-2024	The County of Callahan, Texas v Michael Huffstetler et al	Lot 3, Block 18, Original Townsite of the Town of Baird, Callahan County, Texas (Vol. 168, Page 399, Official Public Records) Account #R000011280 Judgment Through Tax Year: 2016 Approximate Address: 424 Race	\$5,000.00
4	T-2035	The County of Callahan, Texas v Pastel Thomason et al	2.806 acres, more or less, E. Moorehouse Survey 35, out of Abstract 280, Callahan County, Texas (Vol. 47, Page 774, Official Public Records) Account #R000003184 Judgment Through Tax Year: 2014 Approximate Address: 8268 Private Rd 2245	\$3,800.00
5	T-2042	Central Appraisal District of Taylor County v Sandra Guerrero	2.000 acres, more or less, J. Gilliland Survey, out of Abstract 1411, Section 43, Callahan County, Texas (Instrument #121429-12, Official Public Records) Account #R000008614/204564 Judgment Through Tax Year: 2013 Approximate Address: 6200 E. I-20	\$3,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	T-2090	The County of Callahan, Texas v Frontier Operating Corporation	0.7708333 W.I., Dickey, RRC Lease No. 29072, District: 7B, Callahan County, Texas Account #N000031742 Judgment Through Tax Year: 2016 Approximate Address: N/A	\$2,800.00
7	T-2100	The County of Callahan, Texas v Larry D. Duncan et al	10 acres, more or less, Jacob Trask Survey 761, out of Abstract 376, Callahan County, Texas (Vol. 202, Page 581, Official Public Records) Account #R000003783 Judgment Through Tax Year: 2016 Approximate Address: 9339 County Rd 452	\$3,800.00
8	T-2100	The County of Callahan, Texas v Larry D. Duncan et al	110.86 Acres, More or Less, Jacob Trask Survey 761, out of Abstract 376, Callahan County, Texas (Volume 202, Page 581 of the Official Public Records) Account #R000003784 Judgment Through Tax Year: 2016 Approximate Address: 9339 County Rd 452	\$2,000.00
9	T-2110	The County of Callahan, Texas v David Alvarez Guerrero	0.859 acres, more or less, Section 43, Blind Asylum Lands, out of Abstract 1411, Callahan County, Texas (Vol. 89, Page 997, Official Public Records) Account #R000014980/974911 Judgment Through Tax Year: 2015 Approximate Address: 75 County Rd 102	\$3,500.00
10	T-2114	The County of Callahan, Texas v Shelly Rae Swofford et al	Lot 1, Block 4, Section 4, Oakview Addition, City of Clyde, Callahan County, Texas (Volume 215, Page 601, Official Public Records, Callahan County, Texas), 501 Oakview Account #R000012909 Judgment Through Tax Year: 2014 Approximate Address: 501 Ridgeway	\$12,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	T-2121	The County of Callahan, Texas v Sue Armstrong	LSE: 14588 0.7929690 WI, BLACK, J.R., S & H RESOURCES, RRC#: 14588 ACRES:0.000 Account #N000001748 Judgment Through Tax Year: 2014 Approximate Address: N/A	\$2,500.00
12	T-2121	The County of Callahan, Texas v Sue Armstrong	LSE: 14474 0.8125000 WI, HARRIS, S & H RESOURCES, RRC#: 14474 ACRES:0.000 Account #N000001738 Judgment Through Tax Year: 2014 Approximate Address: N/A	\$2,500.00
13	T-2123	The County of Callahan, Texas v Harold D. Pittman et al	Lots 9 and 10, Block 5, Central Addition, City of Cross Plains, Callahan County, Texas (Vol. 196, Page 430, Official Public Records) Account #R000013795 Judgment Through Tax Year: 2015 Approximate Address: 233 NW 6th	\$2,200.00
14	T-2135	The County of Callahan, Texas v Charles N. Tarrant, Jr. et al	0.170 acre, more or less, Section 61, BBB & C Ry Survey, out of Abstract 34, Callahan County, Texas (Volume 164, Page 236, Official Public Records) Account #R000000465 Judgment Through Tax Year: 2015 Approximate Address: 624 Red Oak Farms Rd	\$2,000.00
15	T-2136	The County of Callahan, Texas v Gary Galle et al	5.140 acres, more or less, F.M. Young Survey 80, out of Abstract 1777, Callahan County, Texas (Vol. 101, Page 368, Official Public Records) Account #R000009716 Judgment Through Tax Year: 2015 Approximate Address: 4493 W. I-20	\$7,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16	T-2174	The County of Callahan, Texas v Donald Bradley Pence et al	32' x 48', Excel Manufactured Home, Label #PFS0720951 & 52, Serial #PH0710893A / B, Callahan County, Texas Account #P000002726 Judgment Through Tax Year: 2016 Approximate Address: 6684 County Rd 120	\$5,000.00
17	T-2175	The County of Callahan, Texas v Brenda Enjady et al	the West 1/2 of Lot 5 and 6 and the South 25' of the West 1/2 of Lot 4, Block 19, City of Baird, Callahan County, Texas (Volume 216, Page 508 of the Official Public Records, Callahan County, Texas) Account #R000011291 Judgment Through Tax Year: 2016 Approximate Address: 416 W. 4th	\$5,000.00
18	T-2178	The County of Callahan, Texas v Marcella Lovell et al	18' x 76', Solitaire Manufactured Home, Serial #EHIDOKD545, Label #TRA0532460, Callahan County, Texas Account #P000003226 Judgment Through Tax Year: 2016 Approximate Address: 703 Pecan Meadow Dr.	\$6,000.00
19	T-2178	The County of Callahan, Texas v Marcella Lovell et al	Lots 14 & 15, Block A, Pecan Meadows Addition, Clyde, Callahan County, Texas (Volume 136, Pg 8 of the Official Public Records, Callahan County, Texas) Account #R000013021 Judgment Through Tax Year: 2016 Approximate Address: 703 Pecan Meadow Dr.	\$2,000.00