

**DELINQUENT TAX SALE
FLOYD COUNTY APPRAISAL DISTRICT
FLOYD COUNTY, TEXAS**

**October 3, 2017 at 10:00 a.m.
Floyd County Courthouse, 100 S. Main, Floydada, 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 **THE FLOYD 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	5860TS	Floyd County Appraisal District v James W. McGregor et al	the East 20' of Lot 6 and the West 50' of Lot 7, Block 7, Honerhea Addition, City of Floydada, Floyd County, Texas (Vol. 201, Page 85, Deed Records) Account #R000002035 Judgment Through Tax Year: 2016 Approximate Address: 710 E. Thornton	\$5,750.00
2	5739TS	Floyd County Appraisal District v Daniel T. Ortega-Tijerina	Lot 3, Block 138, Original Townsite of the Town of Floydada, Floyd County, Texas (Volume 18, Page 214 of the Official Public Records, Floyd County, Texas) Account #R000001516 Judgment Through Tax Year: 2016 Approximate Address: 708 S. Wall	\$7,500.00
3	5844TS	Floyd County Appraisal District v Ivan Eleid Pecina et al	all of Lots 15-16, Block 24, Original Townsite of the Town of Floydada, Floyd County, Texas (Vol. 52, Page 301, Official Public Records) Account #R000000346 Judgment Through Tax Year: 2016 Approximate Address: 402 N. 2nd	\$5,100.00
4	5857TS	Floyd County Appraisal District v Juana B. Palomin et al	all of Lots 15-17, Block 2, Hadley Addition, City of Lockney, Floyd County, Texas with a Manufactured Home, Label #HWC0321465 & HWCO321466, Serial #CW2008363TX A / B, Floyd County, Texas (Vol. 235, Page 131, Deed Records) Account #R000003080 Judgment Through Tax Year: 2015 Approximate Address: 814 N. Main	\$2,800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
5	5866TS	Floyd County Appraisal District v Mark Snell et al	<p>Lots 12 and 13, Block 1, Barker Addition, City of Floydada, Floyd County, Texas (Vol. 251, Page 220, Official Public Records) Account #R000001708 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 616 W. Tennessee</p>	\$13,100.00
6	5849TS	Floyd County Appraisal District v Francisco Javier Bernal et al	<p>the North 1/2 of Lots 13-15, Block 10, Walling Addition, City of Lockney, Floyd County, Texas (Vol. 272, Page 167, Deed Records) Account #R000003547 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 615 SW 6th</p>	\$2,600.00
7	5842TS	Floyd County Appraisal District v Francisco G. Lamas et al	<p>Lot 5, Block 46, Original Townsite of the Town of Floydada, Floyd County, Texas (Vol. 54, Page 505, Official Public Records) Account #R000000540 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 415 W. Jackson</p>	\$4,000.00
8	5870TS	Floyd County Appraisal District v Carlos Rendon et al	<p>the North 1/2 of Lots 14, 15 and 16, Block 34, Original Townsite of the Town of Lockney, Floyd County, Texas (Vol. 19, Page 441, Deed Records) Account #R000002848 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 113 W. Spruce</p>	\$8,300.00
9	5877TS	Floyd County Appraisal District v Oscar Garza, Jr. et al	<p>Lot 9, Block 3, West Side Heights, City of Floydada, Floyd County, Texas (Vol. 72, Page 576, Official Public Records) Account #R000002462 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 626 W. Missouri</p>	\$7,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	5882TS	Floyd County Appraisal District v Henry Segovia et al	a manufactured home, Label #TEX0335111, Serial #3115718, located on Lots 1-3, Block 1, Southside Addition, City of Lockney, Floyd County, Texas Account #R000003340 Judgment Through Tax Year: 2016 Approximate Address: 405 W. Boice	\$3,680.00
11	5823TS	Floyd County Appraisal District v Brian Webster	Lot 2, Block 66, Original Townsite of the Town of Floydada, Floyd County, Texas (Vol. 244, Page 267, Deed Records) Account #R000000756 Judgment Through Tax Year: 2016 Approximate Address: 525 W. Virginia	\$5,500.00