

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

**February 5, 2019 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 FEBRUARY 5, 2019:**

<b>TRACT</b>	<b>SUIT #</b>	<b>STYLE</b>	<b>PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #</b>	<b>MIN BID</b>
1	4405	The County of Runnels, Texas v Joe P. Adams a/k/a Joe Adams	<p>Lot 7, Block 17, Spill Second Addition to the City of Winters, Runnels County, Texas (Vol. 77, Page 558, &amp; Page 560, and Vol. 136, Page 72, Official Public Records), <b>Account #R000012987</b> Judgment Through Tax Year: 2010</p> <p align="center"><b>APPROXIMATE ADDRESS: 412 S. MELWOOD</b></p>	\$4,050.00
2	4686	The County of Runnels, Texas v Dr. Robert Meriwether et al	<p>DUDLEY RANCH #408 (200-014678); OPR: PURVIS OPERATING CO.; INTEREST: 0.001157000-R, KNOPP, J SURVEY A-336 SEC 408 ACRES:0.000 <b>Account #N000002116</b> Judgment Through Tax Year: 2016</p> <p align="center"><b>APPROXIMATE ADDRESS: N/A</b></p>	\$2,425.00
3	4716	The County of Runnels, Texas v Juan Antonio Ochoa	<p>Lot 1, Block 4, Meeks Subdivision, City of Winters, Runnels County, Texas (Vol. 394, Page 129, Official Public Records) <b>Account #R000012445</b> Judgment Through Tax Year: 2016</p> <p align="center"><b>APPROXIMATE ADDRESS: 301 E. WILLIS</b></p>	\$1,670.00
4	4716	The County of Runnels, Texas v Juan Antonio Ochoa	<p>63.5' x 150', out of Lot 4, Block C, Murrary East End Addition, City of Winters, Runnels County, Texas (Vol. 235, Page 132, Official Public Records) <b>Account #R000012550</b> Judgment Through Tax Year: 2016</p> <p align="center"><b>APPROXIMATE ADDRESS: 411 N. MURRY</b></p>	\$550.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
5	4766	The County of Runnels, Texas v Jose Reyes, Jr.	the West 1/2 of the North 1/2 of Block 10, Original Townsite of the Town of Wingate, Runnels County, Texas (Vol. 240, Page 612, Official Public Records), <b>Account #R000022314</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 410 2ND</b>	\$3, 390.00
6	4779	The County of Runnels, Texas v Janet Walters	3 acres, more or less, out of the L. Forsythe Survey 450, out of Abstract 176, Runnels County, Texas (Vol. 282, Page 634, Official Public Records), <b>Account #R000011718</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 102 4TH</b>	1,880.00
7	4790	The County of Runnels, Texas v Domingo Lemus	all of Lot 2, in the Cameron Subdivision of the Northwest 1/2 of Block 25, of the West End Addition, City of Ballinger, Runnels County, Texas (Vol. 312, Page 466, Official Public Records) <b>Account #R000008021</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1103 AVE A</b>	\$1,350.00
8	4815	The County of Runnels, Texas v Agustin A. Pena	all of Lots 3 and 4, Block 5, Quality Heights Addition, City of Winters, Runnels County, Texas (Vol. 141, Page 535, Deed Records), <b>Account #R000012671</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 705 W. PIERCE</b>	\$1,000.00
9	4835	The County of Runnels, Texas v Rose Ann Hiner et al	the North 76' of the West 200' of Block 12, College Heights Addition, City of Winters, Runnels County, Texas (Vol. 367, Page 343, Official Public Records) <b>Account #R000011928</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 501 E. PIERCE</b>	\$3,470.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	4836	The County of Runnels, Texas v Domingo Lara et al	<p>Lot 6, Block 34, College Heights Addition, City of Winters, Runnels County, Texas (Vol. 423, Page 204, Official Public Records)  <b>Account #R000012000</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 1009 N. CRYER</b></p>	\$850.00
11	4836	The County of Runnels, Texas v Domingo Lara et al	<p>Lot 7, Block 34, College Heights Addition, City of Winters, Runnels County, Texas (Vol. 342, Page 729, Official Public Records)  <b>Account #R000012001</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 1007 N. CRYER</b></p>	\$2,975.00
12	4842	The County of Runnels, Texas v Masedonio Silva et al	<p>70' x 220', more or less, out of the D. Floyd Survey 518, Runnels County, Texas (Vol. 361, Page 285, Deed Records),  <b>Account #R000013372</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: N. ARMBRECHT</b></p>	\$1,090.00
13	4843	The County of Runnels, Texas v Willie Watkins et al	<p>Lot 2, Block 2, Highland Addition, City of Ballinger, Runnels County, Texas (Vol. 69, Page 284, Deed Records),  <b>Account #R000008497</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 1104 N. 14TH</b></p>	\$1,050.00
14	4852	The County of Runnels, Texas v Carlos Deanda Juarez	<p>All of Lot 5 and the adjoining 1/2 of Lot 4, Block 103, First Addition also referred to as First Railroad Addition, City of Ballinger, Runnels County, Texas (Volume 379, Page 47, Official Public Records, Runnels County, Texas),  <b>Account #R000009470</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 301 N. 10TH</b></p>	\$12,475.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	4857	The County of Runnels, Texas v David Edward Childers	<p>Lots 1, 2, 3, Block 27, College Heights Addition, City of Winters, Runnels County, Texas (Vol. 305, Page 291, Official Public Records), <b>Account #R000011977</b> Judgment Through Tax Year: 2017</p> <p>*****PULLED*****</p>	
16	4860	The County of Runnels, Texas v Frank Teague	<p>the East part of Lot 55, Block 12, College Heights Addition, City of Winters, Runnels County, Texas (Vol. 404, Page 694, Official Public Records), <b>Account #R000011930</b> Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 509 E. PIERCE</b></p>	\$2,380.13