

**DELINQUENT TAX SALE**  
**THE COUNTY OF STEPHENS, TEXAS, BRECKENRIDGE INDEPENDENT SCHOOL DISTRICT AND EASTLAND COUNTY**  
**APPRAISAL DISTRICT**  
**STEPHENS COUNTY, TEXAS**

**February 5, 2019 at 10:00 a.m.**  
**Stephens County Courthouse, 200 W. Walker, Breckenridge, 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 Stephens 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:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV29143	The County of Stephens, Texas v Jose Guadalupe Puebla	Lots 5 and 6, Block 1, Nemir Addition, City of Breckenridge, Stephens County, Texas (Volume 1649, Page 19 of the Official Public Records, Stephens County, Texas) <b>Account #R000013075</b> Judgment Through Tax Year: 2012  <b>APPROXIMATE ADDRESS: 907 N. SMITH</b>	\$4,000.00
2	CV30221	The County of Stephens, Texas v Jose Gonzales et al	Lots 9 and 10, Block 2, Arlington Heights Addition, City of Breckenridge, Stephens County, Texas (Volume 1713, Page 64), 905 N Liveoak, Breckenridge, Texas 76424-2841 <b>Account #R000010053</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 905 N. LIVE OAK</b>	\$6,100.00
3	CV30736	The County of Stephens, Texas v Larry John Stovall et al	South 65' of Lots 11 & 12, Block 20, East Breckenridge Addition, City of Breckenridge, Stephens County, Texas (Volume 1648, Page 259) <b>Account #R000010578</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 310 N. BUTTE</b>	\$3,000.00
4	CV30736	The County of Stephens, Texas v Larry John Stovall et al	Lot 8, Block 9, Lakeridge Heights, Stephens County, Texas (Vol. 1945, Page 133) <b>Account #R000012278</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 8210 W. FM 2231</b>	\$1,500.00
5	CV31132	The County of Stephens, Texas v Jorge Alonso Martinez et al	.21 AC, more or less, out of SW/4 of Section 9, Lunatic Asylum Lands, Abstract 954, City of Breckenridge, Stephens County, Texas (Volume 2066, Page 374, Official Public Records, Stephens County, Texas) <b>Account #R000018417</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1205 W. ELLIOTT</b>	\$8,000.00
6	CV31134	The County of Stephens, Texas v Maria Rodriguez et al	A part of the east/2 of the SE/4 of Survey 4, Lunatic Asylum Lands, Abstract 69, Stephens County, Texas (Volume 1596, Page 122, Deed Records, Stephens County, Texas) <b>Account #R000015584</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 404 N. COURT</b>	\$2,600.00
7	CV31234	The County of Stephens, Texas v Jose Andres Duran	the South 1/2 of Lots 21 and 22, Block 2, College Heights Addition, City of Breckenridge, Stephens County, Texas (Vol. 1831, Page 261, Official Public Records) <b>Account #R000010296</b> Judgment Through Tax Year: 2015  <b>APPROXIMATE ADDRESS: 606 N. PARKS</b>	\$5,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	CV31234	The County of Stephens, Texas v Jose Andres Duran	Surface of Lot 20, Block C, College Heights Addition to the City of Breckenridge, Stephens County, Texas (Volume 1311, Page 115, Official Public Records), 604 N. Parks Street, Breckenridge, Texas 76424-2733 <b>Account #R000010294</b> Judgment Through Tax Year: 2015  <b>APPROXIMATE ADDRESS: 604 N. PARKS</b>	\$2,600.00
9	CV31351	Breckenridge Independent School District v Jose Muniz	Block 36, Lots 1, 2, 3 and 4, Industrial Addition to the City of Breckenridge, Stephens County, Texas (Vol. 1999, Page 12, Official Public Records) <b>Account #R000012004</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 613 N. BUTTE</b>	\$4,000.00
10	CV31351	Breckenridge Independent School District v Jose Muniz	Tract 2; Lots 1 and 2, Block 41, Industrial Addition to the City of Breckenridge, Stephens County, Texas (Volume 1435, Page 14 of the Official Public Records, Stephens County, Texas) <b>Account #R000012013</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 511 N. BUTTE</b>	\$5,000.00
11	CV31423	The County of Stephens, Texas v Susan Morris et al	the West 60' of the East 125' of the North 148' of Block 54, Original Townsite of the Town of Breckenridge, Stephens County, Texas (Vol. 1716, Page 123, Official Public Records), <b>Account #R000013605</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 303 W. WHEELER</b>	\$4,800.00
12	CV31423	The County of Stephens, Texas v Susan Morris et al	the East 150' of Lot 5, Block 1, Russell Addition, City of Breckenridge, Stephens County, Texas (Vol. 1903, Page 147, Official Public Records), <b>Account #R000014223</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 515 N. BRECKENRIDGE</b>	\$1,250.00
13	CV31539	The County of Stephens, Texas v Joe Moss et al	Lot 16 and the South 61.6' of Lot 17, Block 1, Parks Second Addition, City of Breckenridge, Stephens County, Texas (Vol. 173, Page 176, Deed Records), <b>Account #R000013713</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: N/A</b>	\$2,820.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	CV31906	The County of Stephens, Texas v Diana Huapilla	Lot 9, Block 54, Mineral Wells Heights Addition, City of Breckenridge, Stephens County, Texas (Vol. 1995, Page 198, Official Public Records) <b>Account #R000012771</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 807 W. JEANETTE</b>	\$3,000.00
15	CV31914	The County of Stephens, Texas v Robert Glen Deaton, Jr.	Lots 4, 5 and 6, Rosewell Addition, City of Breckenridge, Stephens County, Texas (Vol. 2044, Page 450, Official Public Records), <b>Account #R000014125/R000014124</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 609 N. OAKWOOD</b>	\$3,500.00
16	CV31975	The County of Stephens, Texas v Juan Garcia et al	7.53 acres, more or less, out of Lunatic Asylum Lands, Section 3, out of Abstract 1548, Stephens County, Texas (Vol. 1994, Page 22, Deed Records) <b>Account #R000019786</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1382 FM 287</b>	\$13,000.00
17	CV32021	The County of Stephens, Texas v Daniel Miller et al	Lot 6, Unit 2 Tier 3, Hubbard Lake Shores Subdivision of the B.C. Brown Survey, out of Abstract 2150, Stephens County, Texas (Vol. 504, Page 778, Deed Records) <b>Account #R000011952</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: N/A</b>	\$4,000.00
18	CV32036	The County of Stephens, Texas v Sam T. Nichols	the East 50' of Lot 3, Block 2, Brown Addition, City of Breckenridge, Stephens County, Texas (Volume 1136, Page 125, Official Public Records) <b>Account #R000010121</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 705 W. WILLIAMS</b>	\$6,600.00
19	CV32048	The County of Stephens, Texas v Emilio Alejandro Maya et al	Lots 1, 2, & 3, Block 42, Industrial Addition to the City of Breckenridge, Stephens County, Texas (Vol. 2106, Page 14, Official Public Records) <b>Account #R000012021</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 522 N. ALBANY</b>	\$20,500.00

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20	CV32087	The County of Stephens, Texas v Loretta Latimer et al	West 16.4' of Lot 4 and all of Lots 5 & 6, Block 1, Fairview Addition to the City of Breckenridge, Stephens County, Texas (Vol. 2042, Page 343, Official Public Records), <b>Account #R000011039</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1311 W. ELM</b>	\$10,500.00
21	CV32087	The County of Stephens, Texas v Loretta Latimer et al	Lots 9, 10, 11 and 12, Block 34, Industrial Addition, City of Breckenridge, Stephens County, Texas (Vol. 2021, Page 525, Official Public Records), <b>Account #R000012002</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 604 E. STEVENSON</b>	\$1,900.00
22	CV32092	The County of Stephens, Texas v Katherine Adams	Lot 15, Block 6, Mountain Heights Addition to the City of Breckenridge, Stephens County, Texas (Vol. 1161, Page 178, Official Public Records), <b>Account #R000012906</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1209 W. 4TH</b>	\$1,800.00
23	CV32161	The County of Stephens, Texas v Joshua Power et al	a 75' x 112' tract out of Lot 15, Block 2, Roselawn Addition, City of Breckenridge, Stephens County, Texas (Vol. 1580, Page 36 and Vol. 2032, Page 495, Official Public Records), <b>Account #R000015582</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 504 N. COURT</b>	\$3,500.00
24	CV32168	The County of Stephens, Texas v James Hammond	Lots 4 and 5, Unit 2, Tier 3, Hubbard Lake Shores Subdivision, out of the B.C. Brown Survey, out of Abstract 2150, Stephens County, Texas (Vol. 2098, Page 479, Official Public Records), <b>Account #R000011951</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: N/A</b>	\$4,500.00
25	CV32169	The County of Stephens, Texas v Amy Keith McDonald	the North 1/3 of the Southeast 1/4 of Section 74, Block 6, T & P RR Co. Survey, containing 53-1/3 acres, described as Third portion in Vol. 2118, Page 185, Official Public Records, Stephens County, Texas (Vol. 2118, Page 185, Official Public Records), Account <b>#R000020776/23097000200000000000/R000020777/23098000100000000000</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 10123 S. FM 717</b>	\$7,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
26	CV32177	The County of Stephens, Texas v Twana Jean Patterson	<p>the East 13' of Lot 8B and all of Lot 8C, the Southwest 1/4 of Section 4, Lunatic Asylum Lands, out of Abstract 1101, City of Breckenridge, Stephens County, Texas (Vol. 2051, Page 386, Official Public Records),  <b>Account #R000018867</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 900 W. JEANETTE</b></p>	\$5,000.00
27	CV32184	The County of Stephens, Texas v Kimberley Stephenson	<p>The South 5' of Lot 11 and all of Lot 12, Block 36 of the L.A. Richardson Subdivision of the Walker-Caldwell Subdivision out of the North 1/2 of Section 11, Lunatic Asylum Lands, City of Breckenridge, Stephens County, Texas (Volume 1868, Page 39, Official Public Records),  <b>Account #R000014942</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 213 S. JACKSON</b></p>	\$5,000.00
28	CV32216	The County of Stephens, Texas v Eddie Franklin Carey et al	<p>50' x 25' of Tract 9 and 78.5' x 50' of Lot G, all out of the West 1/2 of the Southeast 1/4 of Section 9, Lunatic Asylum Lands, Stephens County, Texas (Vol. 1557, Page 83, Official Public Records),  <b>Account #R000015809</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 518 S. MILLER</b></p>	\$3,500.00