

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

**March 6, 2018 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 MARCH 6, 2018:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|--------|---|---|------------|
| 1 | 4475 | The County of Runnels, Texas v Angelita Alfaro et al | the South 1/2 of Lot 1, Block 11, College Heights Addition, City of Winters, Taylor County, Texas (Vol. 323, Page 524) Account #R000022405 Judgment Through Tax Year: 2016 Address: 506 N. Rogers | \$9,850.00 |
| 2 | 4542 | The County of Runnels, Texas v Genaro Alfaro et al | Lot 4, Block 3, Woodward Heights Addition, City of Ballinger, Runnels County, Texas (Volume 284, Page 657 of the Official Public Records, Runnels County, Texas) Account #R000021425 Judgment Through Tax Year: 2015 Address: 1608 Pou | \$3,475.00 |
| 3 | 4552 | The County of Runnels, Texas v Leslie H. Cole, Jr. | Lot 10, part of Lot 9, Block 1, Terry First Addition, City of Ballinger, Runnels County, Texas (Vol. 229, Page 415, Official Public Records) Account #R000009949 Judgment Through Tax Year: 2013 Address: 908 N. 11th | \$485.00 |
| 4 | 4552 | The County of Runnels, Texas v Leslie H. Cole, Jr. | Lot 8, Block 54, Burkhart RE-Subdivision, City of Ballinger, Runnels County, Texas (Vol. 331, Page 595, Official Public Records) Account #R000007993 Judgment Through Tax Year: 2013 Address: Avenue B | \$1,358.00 |
| 5 | 4561 | The County of Runnels, Texas v Bill Hollis et al | East part of Lot 9, Block 2, College Heights Addition, City of Winters, Runnels County, Texas (Volume 232, Page 672 of the Deed Records, Runnels County, Texas) Account #R000021772 Judgment Through Tax Year: 2016 Address: 105 E. Jones | \$1,570.00 |

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|-------|--------|--|--|------------|
| 6 | 4564 | The County of Runnels, Texas v Agapito Tamez et al | South/2 of Lots 6 & 7, Block 6, Vancil Addition, City of Winters, Runnels County, Texas (Vol. 164, Page 649, Deed Records) Account #R000021837 Judgment Through Tax Year: 2013 Address: 706 Van Ness St. | \$1,120.00 |
| 7 | 4580 | The County of Runnels, Texas v Ben Ray Halfmann et al | 28' x 44', Manufactured Home, Serial # TXFLX66A05545WP12 & TXFLX66B05545WP12, Label #RAD1222781 & 2, Runnels County, Texas (Vol. 264, Page 70, Official Public Records) Account #R000010850 Judgment Through Tax Year: 2015 Address: 501 Perry | \$4,363.00 |
| 8 | 4604 | The County of Runnels, Texas v Jaime Bejarano | All of Lots 4, 5, 6, 7, 8 and 9, Block 7, Pavlicek and Bucek Second Addition, Town of Rowena, Runnels County, Texas (Volume 61, Page 539/ Volume 61, Page 548/ Volume 61, Page 557/556 of the Official Public Records, Runnels County, Texas) Account #R000011572/R000011571 Judgment Through Tax Year: 2016 Address: 506 Pecan | \$3,135.00 |
| 9 | 4633 | The County of Runnels, Texas v Laura Gaston | Lot 1, Block 5, Guion Addition, City of Ballinger, Runnels County, Texas (Vol. 278, Page 312, Official Public Records) Account #R000020983 Judgment Through Tax Year: 2016 Address: 609 N. 15th | \$1,902.00 |
| 10 | 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 Address: N/A | \$250.00 |

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|-------|--------|--|--|------------|
| 11 | 4685 | The County of Runnels, Texas v Donato Sanchez | all of Lots 5 and 10' of the West side of Lot 6, Block 4, Southside Addition, City of Winters, Runnels County, Texas (Vol. 401, Page 323, Official Public Records) Account #R000021979 Judgment Through Tax Year: 2016 Address: 409 E. Tinkle | \$1,753.00 |
| 12 | 4693 | The County of Runnels, Texas v Margarita Correa et al | all of Lot 5 and 40' off of and entirely across the West side of Lot 6, Block 20 of Dale's West Addition a/k/a Dale West Addition, City of Winters, Runnels County, Texas (Vol. 324, Page 604, Official Public Records) Account #R000012271 Judgment Through Tax Year: 2015 Address: 719 W. Dale | \$960.00 |
| 13 | 4694 | The County of Runnels, Texas v Destiny Josephine Ruth Chavis et al | all that certain Lot, Tract or Parcel of land being 75' by 104' of land out of the Northeast corner of Lot 3, Block C, Murry's East End Addition, City of Winters, Runnels County, Texas (Vol. 256, Page 671, Official Public Records) Account #R000012545 Judgment Through Tax Year: 2016 Address: 403 N. Murry | \$2,199.00 |
| 14 | 4694 | The County of Runnels, Texas v Destiny Josephine Ruth Chavis et al | all that certain Lot, Tract or Parcel of land being 75' by 104' of land out of the Northwest corner of Lot 3, Block C of Murry's East End Addition, City of Winters, Runnels County, Texas (Vol. 256, Page 671, Official Public Records) Account #R000012546 Judgment Through Tax Year: 2016 Address: 410 N. Grant | \$470.00 |
| 15 | 4699 | The County of Runnels, Texas v David Stevens Devore et al | the Southwest part of Block 22, Dale & Bright Subdivision, City of Winters, Runnels County, Texas (Vol. 239, Page 82, Official Public Records) Account #R000012314 Judgment Through Tax Year: 2016 Address: 1004 State St. | \$2,566.00 |

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|-------|--------|--|---|------------|
| 16 | 4700 | The County of Runnels, Texas v Jacob Villalpando et al | Lots 5 and 6, Block 18, Southside Addition, City of Winters, Runnels County, Texas (Vol. 369, Page 422, Official Public Records) Account #R000012937 Judgment Through Tax Year: 2015 Address: 311 Redtner | \$460.00 |
| 17 | 4708 | The County of Runnels, Texas v Steve Allen Cope et al | the South 1/2 of Lot 2, Block 22, Original Townsite of the Town of Miles, Runnels County, Texas (Vol. 217, Page 71, Official Public Records) Account #R000021675 Judgment Through Tax Year: 2016 Address: 302 Miller | \$3,708.00 |
| 18 | 4720 | The County of Runnels, Texas v Edith Maddox Rodgers et al | all of the Southeast quarter of Lot 24, Dale and Bright Addition, City of Winters, Runnels County, Texas (Vol. 452, Page 363, Deed Records) Account #R000021945 Judgment Through Tax Year: 2016 Address: 810 State | \$6,352.00 |
| 19 | 4744 | The County of Runnels, Texas v Michael L. Chalou et al | 90' x 157' of land with 36' x 157' being out of Lot C of the Bowden Addition and the 54' x 157' out of Lot 4, Block C of the Thomas Largent Survey 366, out of Abstract 357, Runnels County, Texas (Vol. 399, Page 529, Official Public Records) Account #R000007949 Judgment Through Tax Year: 2016 Address: 900 9th | \$2,632.00 |
| 20 | 4747 | The County of Runnels, Texas v Netasha Smith Wilson | Lots 9 and 10, Block 11, Vancil Addition, City of Winters, Runnels County, Texas (Vol. 413, Page 421, Official Public Records) Account #R000022334 Judgment Through Tax Year: 2016 Address: 700 Bowen | \$3,507.00 |

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|-------|--------|--|---|------------|
| 21 | 4748 | The County of Runnels, Texas v Guadencio Espino | Lot 4, Block 4, Roberts Addition, City of Winters, Runnels County, Texas (Vol. 258, Page 432, Official Public Records) Account #R000012737 Judgment Through Tax Year: 2016 Address: 705 W. Roberts | \$1,865.00 |
| 22 | 4748 | The County of Runnels, Texas v Guadencio Espino | Lot 5, Block 4, Roberts Addition, City of Winters, Runnels County, Texas (Vol. 259, Page 432, Official Public Records) Account #R000012738 Judgment Through Tax Year: 2016 Address: 707 W. Roberts | \$323.00 |
| 23 | 4748 | The County of Runnels, Texas v Guadencio Espino | Lot 3, Block 4, Roberts Addition, City of Winters, Runnels County, Texas (Vol. 148, Page 532, Official Public Records) Account #R000012736 Judgment Through Tax Year: 2016 Address: 705 W. Roberts | \$691.00 |
| 24 | 4758 | The County of Runnels, Texas v Mindy Bilbrey | The Souty 1/2 of lots 1 and 2, Block 5, Roberts Addition, City of Winters, Runnels County, Texas (Vol. 209, Page 454, Official Public Records) Account #R000022617 Judgment Through Tax Year: 2016 Address: 611 N. Magnolia | \$1,485.00 |
| 25 | 4758 | The County of Runnels, Texas v Mindy Bilbrey | Lot 8, Block 5, Southside Addition, City of Winters, Runnels County, Texas (Vol. 391, Page 83, Official Public Records) Account #R000012856 Judgment Through Tax Year: 2016 Address: 516 E. Wood | \$4,033.00 |

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|-------|--------|--|---|------------|
| 26 | 4764 | The County of Runnels, Texas v Debbie Bowen | being all of Lot 1 and the South 27' of Lot 2, Block 1, Murray Addition to the City of Winters, Runnels County, Texas (Vol. 215, Page 566, Official Public Records) Account #R000012472 Judgment Through Tax Year: 2016 Address: 131 S. Main | \$6,629.00 |
| 27 | 4776 | The County of Runnels, Texas v Robert Nivarez et al | Lot 3, Block 40, Original Townsite of the Town of Ballinger, Runnels County, Texas (Vol. 61, Page 336, Official Public Records) Account #R000009059 Judgment Through Tax Year: 2016 Address: 905 Sealy | \$1,534.00 |
| 28 | 4792 | The County of Runnels, Texas v Rogelio Medina | Lot 1, Block 3, Powell Addition, City of Ballinger, Runnels County, Texas (Vol. 376, Page 477, Official Public Records) Account #R000009330 Judgment Through Tax Year: 2016 Address: 909 N. 13th | \$1,734.00 |
| 29 | 4792 | The County of Runnels, Texas v Rogelio Medina | Lot 2, Block 3, Powell Addition, City of Ballinger, Runnels County, Texas (Vol. 376, Page 477, Official Public Records) Account #R000009331 Judgment Through Tax Year: 2016 Address: 707 N. 13th | \$135.00 |
| 30 | 4816 | The County of Runnels, Texas v Mary Horton | being the West 120' of the North 1/2 of the North 1/2 of Lot 2, Block 9, Murray West Addition, City of Winters, Runnels County, Texas (Vol. 412, Page 164, Official Public Records) Account #R000021604 Judgment Through Tax Year: 2016 Address: 305 W. Parsonage | \$1,074.00 |
| 31 | 4818 | The County of Runnels, Texas v Jerry Don Patton et al | Lot 16, Block 1, Burton Place Addition, City of Winters, Runnels County, Texas described in deed as Lot 1, Block 16, Burton Place, Runnels County, Texas (Vol. 224, Page 635, Official Public Records) Account #R000011827 Judgment Through Tax Year: 2016 Address: 606 E. Wood | \$3,138.00 |

