

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

**April 3, 2018 at 10:00 am
at the North door of the Reeves County Courthouse in the Town of Pecos City, 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 **Reeves County Sheriff**. 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 Catherine Minjarez at our office in Pecos at (432) 445-5122.

PROPERTIES TO BE SOLD ON APRIL 3, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	16-02-21426-CVR	Reeves County Appraisal District v Lidwine Jean-Pierre	Lot 37 out of Tract 1, Section 8, Block C-18, PSL being 5.10 acres, Reeves county, Texas (Volume 757, Page 673, Deed Records, Reeves County, Texas) Account #R000028402 Judgment Through Tax Year: 2016	\$5,100.00
2	16-04-21459-CVR	Reeves County Appraisal District v Robert Bryan Ruston III	0.012500 RI BLK: 2990 SUBD: GRAY BRYAN INC TRACT: 16018 REEVES "P" FEE FINLEY RESOURCES T&P BLK 58- 2 SEC 13 N/2&SE/4 RRC-08-16018 ACRES:480.000, REEVES COUNTY, TEXAS Account #N000062378 Judgment Through Tax Year: 2016	\$1,460.00
3	16-05-21530-CVR	Reeves County Appraisal District v Arturo Chavez et al	South 2/3 of Lot 5, Block 1, Roy Lindsay Subdivision, Reeves County, Texas (Volume 808, Page 470, Deed Records, Reeves County, Texas) Account #R000008309 Judgment Through Tax Year: 2016	\$3,550.00
4	16-05-21530-CVR	Reeves County Appraisal District v Arturo Chavez et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING DESCRIBED AS LOTS 3 & 6, BLOCK 98, ORIGINAL TOWN OF PECOS CITY, REEVES COUNTY, TEXAS, BEING THE PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 809, PAGE 623 OF THE DEED RECORDS, REEVES COUNTY, TEXAS, AND BEING AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE REEVES COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS: R000004519 & R000014238 AND SHOWN ON THE TAX ROLLS OF REEVES COUNTY, TEXAS, AS FOLLOWS: Lots 6, Block 98, Original Town of Pecos, Reeves County, Texas Account #R000004519 Judgment Through Tax Year: 2016; Lots 3, Block 98, Original Town of Pecos, Reeves County, Texas Account #R000014238 Judgment Through Tax Year: 2016	\$2,150.00
5	16-08-21624-CVR	Reeves County Appraisal District v Richard W. Gotcher, et al	0.776 Acre, more or less, out of Abstract 1342 of the H&GNSW Survey, Section 72, Block 4, Reeves County, Texas (Volume 487, Page 266 of the Deed Records, Reeves County, Texas) Account #R000017737 Judgment Through Tax Year: 2016	\$10,850.00
6	16-09-21705-CVR	Reeves County Appraisal District v Ezekiel Martinez Mora	East 57 1/2, Southwest 100X50 of Block 75, to the Original Town of Pecos City, Reeves County, Texas (Volume 643, Page 682 of the Deed Records, Reeves County, Texas) Account #R000005130 Judgment Through Tax Year: 2016	\$12,550.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	17-01-21840-CVR	Reeves County Appraisal District v Jack Phariss et al	<p>ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN BLOCK 12 OF THE ORIGINAL TOWN OF TOYAH, REEVES COUNTY, TEXAS BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 799, PAGE 18 OF THE DEED RECORDS OF REEVES COUNTY, TEXAS AND BEING AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE REEVES COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBER(S): R000016457, R000016458, R000016459, R000016460 AND SHOWN ON THE TAX ROLLES OF THE REEVES COUNTY APPRAISAL DISTRICT, TEXAS AS FOLLOWS:</p> <p>Lots 18, 19 & 20, SAVE AND EXCEPT 20' off Lot 18, Block 12 of the Original Town of Toyah, Reeves County, Texas Account #R000016457 Judgment Through Tax Year: 2016;</p> <p>Lots 1, 2, 3 & 4, Block 12 of the Original Town Toyah, Reeves County, Texas Account #R000016458 Judgment Through Tax Year: 2016;</p> <p>Lots 6 & 7, Block 12 of the Original Town of Toyah, Reeves County, Texas Account #R000016459 Judgment Through Tax Year: 2016;</p> <p>Lot 5, Block 12 of the Original Town of Toyah, Reeves County, Texas Account #R000016460 Judgment Through Tax Year: 2016</p>	\$10,300.00
8	17-03-21887-CVR	Reeves County Appraisal District v Tony Masarweh	<p>Lot 17 & 19, Section 12, Abstract 2754, Block 45 PSL, Containing 14.90 Acres, Reeves County, Texas (Volume 699, Page 472, SAVE & EXCEPT that property more particularly described in Volume 703, Page 68, Volume 703, Page 111, Volume 703, Page 432, Volume 703, Page 428, Volume 703, Page 440, Volume 703, Page 506, Volume 703, Page 510, Volume 704, Page 483, Volume 705, Page 175, Volume 705, Page 178, Volume 705, Page 744, Volume 705, Page 748, Volume 706, Page 628, Volume 706, Page 789, Volume 708, Page 107, Volume 708, Page 122, Volume 710, Page 194, Volume 710, Page 337, Volume 710, Page 341, Volume 716, Page 456, Volume 729, Page 252, Volume 729, Page 254 of the Deed Records, Reeves County, Texas) Account #R000025485 Judgment Through Tax Year: 2016</p>	\$4,450.00
9	17-03-21887-CVR	Reeves County Appraisal District v Tony Masarweh	<p>N/2, SW/4, NE/4 & SE/4, SW/4, NE/4, Section 35, Abstract 3580, Block 45 PSL, Containing 30 Acres, Reeves County, Texas (Volume 699, Page 468 SAVE & EXCEPT that property more particularly described in Volume 700, Page 417, Volume 700, Page 824, Volume 700, Page 486, Volume 700, Page 847, Volume 701, Page 394, Volume 701, Page 519, Volume 702, Page 243, Volume 702, Page 244, Volume 702, Page 245, Volume 702, Page 246, Volume 702, Page 247, Volume 703, Page 115, Volume 703, Page 116, Volume 703, Page 124, Volume 703, Page 218, Volume 703, Page 279, Volume 703, Page 340, Volume 703, Page 444, Volume 703, Page 445, Volume 703, Page 446, Volume 703, Page 447, Volume 703, Page 448, Volume 703, Page 505, Volume 705, Page 182, Volume 705, Page 183, Volume 705, Page 184, Volume 707, Page 11, Volume 708, Page 531, Volume 937, Page 108 of the Deed Records, Reeves County, Texas) Account #R000013731 Judgment Through Tax Year: 2016</p>	\$9,800.00
10	17-04-21946-CVR	Reeves County Appraisal District v Diane J. Gleven et al	<p>5.100 Acres, more or less, out of Abstract 2142 of the H & GN RR Co. Survey, Part of Lot 3, Block 13, Tract 184, Reeves County, Texas (Volume 754, Page 782 of the Deed Records, Reeves County, Texas) Account #R000027082 Judgment Through Tax Year: 2016</p>	\$2,150.00