

DELINQUENT TAX SALE
THE COUNTY OF CALLAHAN, TEXAS AND CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
CALLAHAN COUNTY, TEXAS

April 2, 2019 at 10:00 a.m.
Callahan County Courthouse, 100 W. 4th, Baird, 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 Callahan County Sheriff 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 APRIL 2, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-2019	Central Appraisal District of Taylor County v Robert E. Ward	6 acres, more or less, out of the Northeast 1/4 of Section 33, BBB & C RR Co. Survey, Callahan County, Texas (Vol. 204, Page 700, Official Public Records), Account #205370/R000016710 Judgment Through Tax Year: 2017	\$6,500.00
2	T-2039	The County of Callahan, Texas v Joshua Couger et al	1.080 acres, more or less, Section 63, BBB & C Survey, out of Abstract 85, Callahan County, Texas (Vol. 169, Page 850, Official Public Records), Account #R000001397 Judgment Through Tax Year: 2017	\$3,000.00
3	T-2039	The County of Callahan, Texas v Joshua Couger et al	2.920 acres, more or less, Section 64, BBB & C Survey, out of Abstract 843, Callahan County, Texas (Vol. 169, Page 850, Official Public Records), Account #R000005281 Judgment Through Tax Year: 2017	\$3,000.00
4	T-2217	The County of Callahan, Texas v Stephen Warren et al	100' x 150' of the North part of Lot 1, Block 67, Town of Baird, Callahan County, Texas (Vol. 451, Page 194, Deed Records and Probate 5492, Probate Records, Callahan County, Texas), Account #R000011645 Judgment Through Tax Year: 2017	\$7,500.00
5	T-2221	The County of Callahan, Texas v Esther Effie Day et al	Lot 4, and Lot 5, SAVE & EXCEPT 53' of Lot 5, Block 7, of the City of Clyde, Callahan County, Texas (Vol. 10, Page 722, Official Public Records and Vol. 536, Page 373, Deed Records), Account #R000012142 Judgment Through Tax Year: 2017	\$3,000.00
6	T-2222	The County of Callahan, Texas v Joan Murdock	Lots 9, 10, 11, and 12, Block 5, Haley Addition, City of Cross Plains, Callahan County, Texas (Vol. 49, Page 46 and Vol. 149, Page 204, Official Public Records), Account #R000014351 Judgment Through Tax Year: 2017	\$5,500.00
7	T-2230	The County of Callahan, Texas v Jessie Aguirre et al	Lot 3, Block 29, Railroad Addition, City of Baird, Callahan County, Texas, Account #R000011379 Judgment Through Tax Year: 2017	\$5,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	T-2232	The County of Callahan, Texas v Michael G. Bushell, et al	Lot 7, Block C, Continuation of Crestwood Addition, a Subdivision of 115.4 acres out of Section 52, BBB & C RR Company, Callahan County, Texas (Volume 97, Page 787, and Volume 215, Page 941, Official Public Records), Account #R000010470 Judgment Through Tax Year: 2017	\$6,000.00
9	T-2238	The County of Callahan, Texas v Beulah Lee Wilson et al	Lot 1 and the North 1/2 of Lot 2, Block 15, Railroad Addition, City of Clyde, Callahan County, Texas (Vol. 90, Page 794 and Vol. 152, Page 456, Official Public Records), Account #R000012199 Judgment Through Tax Year: 2017	\$3,500.00