

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

**April 2, 2019 at 10:00 a.m.  
1627 Avenue K, Tahoka, 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 Lynn 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 Jessie Nixon at our office in Lubbock at (806) 281-0775.

**PROPERTIES TO BE SOLD ON APRIL 2, 2019:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	14-08-02692	Lynn County Appraisal District v John Paul Gloria	Lots 5 and 6, Block 79, Original Townsite of the Town of O'Donnell, Lynn County, Texas (Vol. 380, Page 290, Official Public Records), <b>Account #5602000001</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 609 6<sup>TH</sup>, O'DONNELL, TX</b>	\$2,200.00
2	16-07-02758	Lynn County Appraisal District v Joe Angel Hernandez et al	all of Lots 22, 23 and 24, Block 127, Original Townsite of the Town of Wilson, Lynn County, Texas (Vol. 319, Page 623, Deed Records), <b>Account #8681000001</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1202 HOUSTON, WILSON, TX</b>	\$5,800.00
3	17-01-02776	Lynn County Appraisal District v Isidoro Valdez III	Lot 4, Block 20, North Tahoka Addition, City of Tahoka, Lynn County, Texas (Vol. 315, Page 350, Deed Records), <b>Account #11691000001</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1913 N 2<sup>ND</sup>, TAHOKA, TX</b>	\$1,900.00
4	17-01-02777	Lynn County Appraisal District v Lupe Arellano et al	Lots 1 and 2, Block 114, Original Townsite of the Town of Wilson, Lynn County, Texas (Vol. 179, Page 143, Deed Records), <b>Account #1300000001</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1811 11<sup>TH</sup>, WILSON, TX</b>	\$5,600.00
5	17-01-02778	Lynn County Appraisal District v Jose Rosales et al	the East 1/2 of Lots 11-13 and the East 1/2 of the South 1/2 of Lot 14, Block 70, North Tahoka Addition, City of Tahoka, Lynn County, Texas (Vol. 280, Page 409, Deed Records), <b>Account #9706000001</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1602 N 6<sup>TH</sup>, TAHOKA, TX</b>	\$5,000.00
6	17-09-02793	Lynn County Appraisal District v Marcelo Prado et al	The South 140' of the East 3/4 of Lot 5, Block 3, Shook First Addition, City of Tahoka, Lynn County Texas (Vol. 252, Page 415, Deed Records), <b>Account #9101000001</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: N/A</b>	\$300.00
7	17-09-02796	Lynn County Appraisal District v Natalia Rodriguez	all of Lots 5 and 6, Block 133, Original Townsite of the Town of Wilson, Lynn County, Texas (Vol. 235, Page 671 and Vol. 236, Page 434, Deed Records), <b>Account #9606000001</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1211 DRYER, WILSON, TX</b>	\$3,400.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	17-09-02799	Lynn County Appraisal District v Brad Williams	<p>all of Lots 1 and 2, and the East 1/2 of Lot 3, Block 77, Original Town of O'Donnell, Lynn County, Texas (Tract 1 in Vol. 262, Page 693, Deed Records, Lynn County, Texas SAVE &amp; EXCEPT Vol. 384, Page 10, Official Public Records, Lynn County, Texas),  <b>Account #9869000001</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: DOAK, O'DONNELL, TX</b></p>	\$3,300.00
9	18-03-02804	Lynn County Appraisal District v Richard Quintero	<p>the West 55' of Lot 5, Block 14, Original Town of Tahoka, Lynn County, Texas (Vol. 387, Page 614, Official Public Records),  <b>Account #8825000001</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 1310 SE 1<sup>ST</sup>, TAHOKA, TX</b></p>	\$1,600.00
10	18-03-02815	Lynn County Appraisal District v Victor Charo, et al	<p>Lot 15, Block 1, Van Dyke Subdivision, City of Tahoka, Lynn County, Texas (Vol 224, Page 281, Deed Records),  <b>Account #2673000001</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 2120 N 5<sup>TH</sup>, TAHOKA, TX</b></p>	\$3,100.00
11	18-03-02815	Lynn County Appraisal District v Victor Charo, et al	<p>Lot 16, Block 1, Van Dyke Subdivision, City of Tahoka, Lynn County, Texas (Vol 372, Page 590, Official Public Records),  <b>Account #7078000001</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: N 5<sup>TH</sup>, TAHOKA, TX</b></p>	\$1,960.00
12	18-03-02816	Lynn County Appraisal District v David Montes	<p>Lots 5 and 6, Block 54, Original Town of O'Donnell, Lynn County, Texas (Vol 199, Page 613, Deed Records),  <b>Account #11717000001</b>  Judgment Through Tax Year: 2017</p> <p><b>APPROXIMATE ADDRESS: 4<sup>TH</sup> &amp; EVANS, O'DONNELL, TX</b></p>	\$4,100.00