

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

**April 7, 2020 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 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. The minimum bid amount includes taxes which were delinquent at the date of judgment and 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 7, 2020:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-1757	The County of Callahan, Texas v Faye Fowler	50' x 140' of the Northeast 1/4 of Section 66, BBB & C Co. lands, out of Abstract 1494, Callahan County, Texas (Vol. 16, Page 494, Official Public Records) Account #R000008956 Judgment Through Tax Year: 2009	\$4,000.00
2	T-2094	The County of Callahan, Texas v Ross Andreas et al	Lots 4, 5 and 6, Block 15, Railroad Addition, City of Putnam, Callahan County, Texas (Vol. 71, Page 979, Official Public Records) Account #R000014808 Judgment Through Tax Year: 2016	\$1,000.00
3	T-2143	The County of Callahan, Texas v Jacqueline Wolfe	Lot 2, Scott Place, City of Clyde, Callahan County, Texas (Vol. 237, Page 290, Official Public Records) Account #R000013285 Judgment Through Tax Year: 2018	\$3,000.00
4	T-2258	The County of Callahan, Texas v Blake Leonard	Lots 1, 2, and 3, Block 35, Railroad Addition to the City of Putnam, Callahan County, Texas (Instrument #170159, Official Public Records) Account #R000014861 Judgment Through Tax Year: 2018	\$8,500.00
5	T-2261	The County of Callahan, Texas v Sarah Mendez Mathis	Lots 1, 2 and 4, Block 51, City of Baird, Callahan County, Texas, SAVE AND EXCEPT the East 110' of Lots 1 and 4, Block 51, Callahan County, Texas (Document No. 161328, Official Public Records), 125 Lombard Street, Baird, Texas 79504-6807 Account #R000011573 Judgment Through Tax Year: 2018	\$9,000.00
6	T-2265	The County of Callahan, Texas v Paul Q. Mayo et al	Tract 1, of the Katie Stroud Pate Subdivision of the North 1/2 of the Northwest 1/4 of BBB & C RR Co., Section 64, out of Abstract 1561, Callahan County, Texas (Vol. 113, Page 793, Official Public Records) Account #R000009200 Judgment Through Tax Year: 2018	\$5,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	T-2304	Central Appraisal District of Taylor County v Glenda Kay Patton et al	the East 20 acres, of the North 1/2 of the East 1/2 of the Northeast 1/4 of the BBB & C RR Ry Co. Survey 45, Callahan County, Texas (Vol. 348, Page 345, Deed Records) Account #203991/R000001237 / 203990/R000001238 Judgment Through Tax Year: 2018	\$10,000.00