

CALLAHAN COUNTY IN TRUST SALE LIST
CALLAHAN COUNTY, TEXAS

April 7, 2020 at 10:00 a.m.
100 West 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.
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, personal check 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 below each tract, and 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 County Clerk's office. Purchasers have the right of possession during the redemption period. 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.
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 defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21 (g) of the TEXAS TAX CODE.
7. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. The approximate property address reflected herein is the address on the tax records and may not be completely 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, please contact our office in Eastland at (254) 629-3538.

CALLAHAN COUNTY IN-TRUST PROPERTIES SALE

April 7, 2020
PROPERTY TO BE SOLD

1	T-2047	0.310 acres, more or less, A.L. Eaves Survey 757, out of Abstract 156, Callahan County, Texas (Vol. 45, Page 361, Official Public Records, SAVE & EXCEPT Vol. 109, Page 692, Official Public Records) Account #R000002477 Judgment Through Tax Year: 2016	\$500.00
2	T-2080	16' x 56' Trinity Manufactured Home, Serial #12014610, Label #TEX0364554, Callahan County, Texas Account #P000001526 Judgment Through Tax Year: 2016	\$300.00
3	T-2019	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	\$2,000.00
4	T-2222	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	\$1,500.00