

**DELINQUENT TAX SALE
MASON CENTRAL APPRAISAL DISTRICT
MASON COUNTY, TEXAS**

**April 7, 2020 at 10:00 a.m.
Mason County Courthouse, 201 Ft. McKavett, Mason, 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 Mason County District Clerk_. 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 Brady at (325) 597-1412.

PROPERTIES TO BE SOLD ON APRIL 7, 2020:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|--------|--|--|-------------|
| 1 | 175727 | Mason Central Appraisal District v Mark W. Dockal, Jr. | <p>the North 1/2 of 7200 Square varas of land out of Peter Birk Survey #75, Abs # 68, being in the Northwest corner of the East 1/2 of Survey # 75 situated in the City of Mason, save and except 0.08 of an acre, more or less conveyed to the State of Texas for right of way purposes by Deed recorded in Volume 39 Page 487 of the Deed Records, Mason County, Texas (Volume 186, Page 362 Save and Except Volume 39, Page 487 of the Deed Records) Account #284 Judgment Through Tax Year: 2018</p> <p align="center">APPROXIMATE ADDRESS: 205 S. AVE F</p> | \$6,983.00 |
| 2 | 175752 | Mason Central Appraisal District v Arlice June Knotts Sherman et al | <p>0.168 acres, more or less, being a portion of Peter Birk Survey #75, Abs #68, being also the North part of Lot 1 in Fulton's Addition to the City of Mason, Mason County, Texas (Vol. 109, Page 133, Deed Records) Account #376 Judgment Through Tax Year: 2018</p> <p align="center">APPROXIMATE ADDRESS: 204 PASO ALLEY</p> | \$29,898.00 |
| 3 | 195862 | Mason Central Appraisal District v Alfredo Torres, Jr. et al | <p>1.299 acres of land, more or less, situated near the Town of Fredonia, consisting of .312 acres, more or less, out of the Walter Williams Survey #132, out of Abstract 1988 and .987 acres, more or less, of the J.S. Ivy Survey #930, out of Abstract 1024, Mason County, Texas (Vol. 286, Page 203, Deed Records) Account #14138/5683 Judgment Through Tax Year: 2018</p> <p align="center">APPROXIMATE ADDRESS: 11566 OLD KATEMCY RD, FREDONIA</p> | \$2,343.00 |
| 4 | 195864 | Mason Central Appraisal District v Jamil Jefferson et al | <p>the South 10 varas of Lot 32 and all of Lot 33, Block 4, Gooch Addition, City of Mason, and being out of and a part of Fishers & Miller Survey #419, out of Abstract 280, Mason County, Texas (Vol. 236, Page 591, Deed Records) Account #2062 Judgment Through Tax Year: 2018</p> <p align="center">APPROXIMATE ADDRESS: 542 SABINE</p> | \$2,653.00 |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|--------|---|---|-------------|
| 5 | 195864 | Mason Central Appraisal District v Jamil Jefferson et al | <p>all that certain 2 acres of land, more or less, on the waters of Comanche Creek about 1-1/2 miles North from the Town of Mason, being 1-1/2 acres, more or less, out of Abstract 162, C. Cox Survey #227 and 1/2 acres, more or less, out of Abstract 625, Martin Latham Survey #735, Mason County, Texas (Vol. 187, Page 213, Deed Records)</p> <p>Account #4163/1226 Judgment Through Tax Year: 2018</p> <p>APPROXIMATE ADDRESS: N/A</p> | \$1,354.00 |
| 6 | 195865 | Mason Central Appraisal District v Zach Rabon et al | <p>all that certain 1.00 acre, more or less, situated in Mason County, Texas being out of Peter Birk Survey #75, out of Abstract 68 and being out of and a part of that certain land described as 24-1/2 acres in a Deed to Pat Reardon, recorded in Vol. 103, Page 320 of the Mason County Deed Records, Mason County, Texas (Vol. 177, Page 138, Deed Records)</p> <p>Account #11711 Judgment Through Tax Year: 2018</p> <p>APPROXIMATE ADDRESS: 700 HOOTEN</p> | \$18,398.00 |
| 7 | 195865 | Mason Central Appraisal District v Zach Rabon et al | <p>all that certain 0.8222 acres, more or less, being out of Peter Birk Survey #75, out of Abstract 68, situated in the City of Mason, Mason County, Texas (Vol. 298, Page 136, Deed Records)</p> <p>Account #12605 Judgment Through Tax Year: 2018</p> <p>APPROXIMATE ADDRESS: 715 HOOTEN</p> | \$12,574.00 |
| 8 | 195865 | Mason Central Appraisal District v Zach Rabon et al | <p>being an undivided 1/2 interest in 11.63 acres, more or less, being out of and a part of Peter Birk Survey #75, out of Abstract 68 situated in the City of Mason, Mason County, Texas (Vol. 181, Page 483, and Vol. 298, Page 136, Deed Records)</p> <p>Account #10145002 Judgment Through Tax Year: 2018</p> <p>APPROXIMATE ADDRESS: N/A</p> | \$3,418.00 |