

DELINQUENT TAX SALE - LAMPASAS CENTRAL APPRAISAL DISTRICT, LAMPASAS COUNTY, TEXAS

May 7, 2024 at 10:00 a.m.

WEST ENTRANCE DOOR AT 400 SOUTH LIVEOAK ST. LAMPASAS, TEXAS

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 to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Lampasas 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.

If you have any questions, you may contact Jane Moore at our office in Georgetown at (512) 943-1647.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON MAY 7, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	22811	Lampasas Central Appraisal District v John C. Caddies	Lot 12, Block A, Highland Park Addition to the City of Lampasas, Lampasas County, Texas (Volume 462, Page 400 of the Deed Records, Lampasas County, Texas), 210 Skyview Dr, Lampasas, Texas 76550-2436 Account #00000000838 Judgment Through Tax Year: 2022	\$3,000.00
2	22825	Lampasas Central Appraisal District v Irale Eddie Resa AKA Irale Resa	Lots 4, 5 & 6, Block 24, Fulton Addition to the City of Lometa, Lampasas County, Texas (Volume 571, Page 30 of the Deed Records, Lampasas County, Texas), 716 N 7th St, Lometa, Texas 76853-2003 Account #000000006992 Judgment Through Tax Year: 2022	\$6,750.00
3	22825	Lampasas Central Appraisal District v Irale Eddie Resa AKA Irale Resa	Lot 7, 8 and 9, Block 24, Fulton Addition to the City of Lometa, Lampasas County, Texas (Volume 440, Page 94 of the Deed Records, Lampasas County, Texas), N 7th St, Lometa, Texas 76853 Account #000000019103 Judgment Through Tax Year: 2022	\$1,900.00
4	22956	Lampasas Central Appraisal District v Mary Fennell	Part of Lot 2, Block 1, East Lampasas Addition, City of Lampasas, Lampasas County, Texas (Plat Records, Cabinet 1 Slide 42, of the Plat Records, and Volume 17, Page 395, SAVE AND EXCEPT Volume 543, Page 801 and Volume 549, Page 892 of the Deed Records, Lampasas County, Texas), 612 Briggs St, Lampasas, Texas 76550-3764 Account #00000000439 Judgment Through Tax Year: 2022	\$9,000.00
5	23003	Lampasas Central Appraisal District v Kristine Amber Whitehead	1.04 Acres, more or less, being Lot 57, Chica Ranch, Phase Three, Lampasas County, Texas (Volume 480, Page 919 of the Deed Records, Lampasas County, Texas), 197 County Road 3377, Kempner, Texas 76539 Account #000000020866 Judgment Through Tax Year: 2022	\$4,300.00
6	23006	Lampasas Central Appraisal District v Dennis W. Story AKA Dennis Story	A Patriot Ltd Manufactured Home Only, Label #TEX0506776, Serial #PTX2061TX, Lampasas County, Texas, 1345 County Road 3068, Lampasas, Texas 76550 Account #000000100265 Judgment Through Tax Year: 2022	\$4,900.00