

**DELINQUENT TAX SALE - TAX APPRAISAL DISTRICT OF BELL COUNTY, BELL COUNTY, TEXAS**

**June 4, 2024 at 10:00 AM**

**Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, in the City of Belton, 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 a **cashier's check payable to the Bell County District Clerk between 1:00 PM and 3:00 PM on June 4, 2024**. 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 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 (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.
9. A person purchasing property at the tax sale **MUST** present to the officer conducting the tax sale a written statement from the Tax Appraisal District of Bell County that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will **NOT** receive a deed to the property purchased at the tax sale until the written statement is presented to the officer (Section 34.015, Texas Tax Code).

If you have any questions, you may contact our office in Belton at (254) 613-1790.

**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 JUNE 4, 2024:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER AND PURCHASED AMOUNT
1	22DCV329883	Tax Appraisal District of Bell County v Rodger Bradford	0.25 Acre, more or less, out of the H. C. McClung Survey, Abstract 570, City of Killeen, Bell County, Texas ("Tract 2" in Volume 954, Page 342 and Volume 6029, Page 75, Deed Records, Bell County, Texas), 1827 Nathan Dr, Killeen, Texas Account #11159 Judgment Through Tax Year: 2022	\$4,000.00	
2	22DCV329883	Tax Appraisal District of Bell County v Rodger Bradford	0.11 Acre, more or less, out of the H. C. McClung Survey, Abstract 570, City of Killeen, Bell County, Texas ("Tract 1" in Volume 954, Page 342 and Page 6029, Page 75, Deed Records, Bell County, Texas), 1827 Nathan Dr, Killeen, Texas Account #383226 Judgment Through Tax Year: 2022	\$1,500.00	
3	22DCV329883	Tax Appraisal District of Bell County v Rodger Bradford	Manufactured Home Only, 1970, 12 feet x 65 feet, located in Space 3, Bolden Mobile Home Park, City of Killeen, Bell County, Texas, 1827 Nathan Dr #3, Killeen, Texas 76541-7381 Account #11148 Judgment Through Tax Year: 2022	\$2,000.00	
4	22DCV329883	Tax Appraisal District of Bell County v Rodger Bradford	a Manufactured Home Only, White/Gray, 1969, 12 feet x 60 feet, located in Space 5, Bolden Mobile Home Park, City of Killeen, Bell County, Texas, 1827 Nathan Dr #5, Killeen, Texas 76541-7381 Account #11149 Judgment Through Tax Year: 2022	\$2,000.00	
5	22DCV329883	Tax Appraisal District of Bell County v Rodger Bradford	a Manufactured Home Only, White/Rust, 1967, 10 feet x 44 feet, located in Space 7, Bolden Mobile Home Park, City of Killeen, Bell County, Texas, 1827 Nathan Dr #7, Killeen, Texas 76541-7381 Account #11150 Judgment Through Tax Year: 2022	\$2,000.00	
6	22DCV330046	Tax Appraisal District of Bell County v Elbert McCants	Lots 248 and 249, Sherwood Shores VII Subdivision, Pecan Grove Section, Bell County, Texas (Plat recorded in Volume 1006, Page 257, Deed Records, Bell County, Texas), 4329 Mistletoe Dr Account #70152 Judgment Through Tax Year: 2022	\$3,500.00	
7	22DCV330583	Tax Appraisal District of Bell County v Theresa Carpenter	Lot 14, Block 6, Morgan's Point Resort City, Section 18, Bell County, Texas (Volume 1486, Page 459, Deed Records, Bell County, Texas), Teakwood Lane, Morgan's Point Resort, Texas Account #112916 Judgment Through Tax Year: 2022	\$3,000.00	
8	22DCV330584	Tax Appraisal District of Bell County v Nellie Burlson	A tract of land being 30 Feet X 80 Feet X 20 Feet X 60 Feet X 50 Feet X 140 Feet out of the W.C. Wilson Survey (AKA Lot 5, Block 76 "ARB" Addition), City of Bartlett, Bell County, Texas (Volume 1278, Page 73; Volume 1278, Page 77; Volume 1278, Page 79; and Volume 1278, Page 84, Deed Records, Bell County, Texas), North East Front Street, Bartlett, Texas Account #147607 Judgment Through Tax Year: 2023	\$4,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER AND PURCHASED AMOUNT
9	22DCV330612	Tax Appraisal District of Bell County v Vance Maxfield	14.234 Acres, more or less, out of the Silas Knight Survey, Abstract 499, Bell County, Texas (Volume 2806, Page 432, and Document No. 2007-35373 of the Official Public Records, Bell County, Texas), 16821 McLennan Rd, Troy, Texas 76579-3524 Account #69617 and 123187 Judgment Through Tax Year: 2023	\$23,500.00	
10	22DCV331694	Tax Appraisal District of Bell County v Kandice Colburn	Lot 7, Block B, Jackson Park Manor Addition, City of Temple, Bell County, Texas (Document #2019-00000721, Official Public Records, Bell County, Texas), 418 E Lamar Ave, Temple, Texas 76501-2667 Account #15646 Judgment Through Tax Year: 2021	\$8,000.00	
11	22DCV331713	Tax Appraisal District of Bell County v Salazar & Associates, Inc.	All of Lot 2 and the North 22 Feet of Lot 4, Block 64, Killeen Original Townsite, City of Killeen, Bell County, Texas (Document #2009-47736, Official Public Records, Bell County, Texas), 102 W Avenue D, Killeen, Texas 76541-5264 Account #101460 Judgment Through Tax Year: 2022	\$8,500.00	
12	22DCV332137	Tax Appraisal District of Bell County v Moises Coronado	Lot 12, Block 7, Crestview First Addition, City of Temple, Bell County, Texas (Volume 5728, Page 315, Deed Records, Bell County, Texas), 1006 S 22nd St, Temple, Texas 76501-6108 Account #54377 Judgment Through Tax Year: 2022	\$6,000.00	
13	22DCV333043	Tax Appraisal District of Bell County v Nicole Nester	Lot 18, Block 5, Section 23, Morgan's Point Resort Addition, City of Morgan's Point Resort, Bell County, Texas (Volume 2867, Page 7, and Volume 3690, Pages 780 through 785, Deed Records, Bell County, Texas), 36 Bluebonnet Dr, City of Morgan's Point Resort, Texas Account #78771 Judgment Through Tax Year: 2022	\$4,000.00	
14	22DCV333043	Tax Appraisal District of Bell County v Nicole Nester	Lot 18, Block 4, Section 21, Morgan's Point Resort Addition, City of Morgan's Point Resort, Bell County, Texas (Volume 2867, Page 7, and Volume 3690, Pages 780 through 785, Deed Records, Bell County, Texas), 19 Chestnut Trail, City of Morgan's Point Resort, Texas Account #78770 Judgment Through Tax Year: 2022	\$3,000.00	
15	22DCV333044	Tax Appraisal District of Bell County v Michael Norman	Lot 26, Block 30, Section 22, Morgan's Point Resort Addition, City of Morgan's Point Resort, Bell County, Texas (Document #2008-00042776, Official Public Records, Bell County, Texas), 18 N Point Road, City of Morgan's Point Resort, Texas Account #131283 Judgment Through Tax Year: 2022	\$4,000.00	
16	22DCV333772	Tax Appraisal District of Bell County v Henry A. Butts	0.69 Acre, more or less, out of the J. S. Wilder Survey, Abstract 912, City of Killeen, Bell County, Texas (Volume 1947, Page 237, Deed Records, Bell County, Texas), 4407 Creekside Dr, Killeen, Texas Account #15814 Judgment Through Tax Year: 2022	\$1,500.00	

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17	22DCV333778	Tax Appraisal District of Bell County v Patsy Collins	Lot 4 and 5, Block 13, Morgan's Point Resort City Subdivision, Section 6, City of Morgan's Point Resort, Bell County, Texas (Volume 4302, Page 673, Deed Records, Bell County, Texas), 3 Pancho Villa Dr, Morgan's Point Resort City, Texas Account #128694 Judgment Through Tax Year: 2022	\$4,500.00	
18	22DCV335468	Tax Appraisal District of Bell County v Horace Tisdale	Part of Lot 2, Block F, Bentley's Addition, City of Temple, Bell County, Texas (Volume 394, Page 380, Deed Records, Bell County, Texas), 714 E Ave D, Temple, Texas Account #117155 Judgment Through Tax Year: 2022	\$6,500.00	
19	23DCV336642	Tax Appraisal District of Bell County v Velma Fayuant	0.47 Acre, more or less, out of the M. Moreno Survey, Abstract 14, Outblock 859, more particularly described as "Tract 1" in Volume 3137, Page 194, City of Temple, Bell County, Texas ("First Tract" in Volume 1825, Page 275 and Volume 3137, Page 194, Deed Records, Bell County, Texas), E Shell, Temple, Texas Account #438075 Judgment Through Tax Year: 2022	\$5,000.00	
20	23DCV336642	Tax Appraisal District of Bell County v Velma Fayuant	0.013 Acre, more or less, out of the M. Moreno Survey, Abstract 14, Outblock 859, more particularly described as "Tract 2" in Volume 3137, Page 194, City of Temple, Bell County, Texas ("Second Tract" in Volume 1825, Page 275 and Volume 3137, Page 194, Deed Records, Bell County, Texas) Account #438076 Judgment Through Tax Year: 2022	\$500.00	
21	23DCV336948	Tax Appraisal District of Bell County v George P. Chavez	Lot 1, Block 1, Kern Terrace, 2nd Extension, City of Harker Heights, Bell County, Texas (Volume 1616, Page 661, Deed Records, Bell County, Texas), 401 W Nolan Trail, Harker Heights, Texas Account #19587 Judgment Through Tax Year: 2022	\$1,000.00	
22	23DCV336948	Tax Appraisal District of Bell County v George P. Chavez	Lot 2, Block 1, Kern Terrace, 2nd Extension, City of Harker Heights, Bell County, Texas (Volume 1616, Page 661, Deed Records, Bell County, Texas), 403 W Nolan Trail, Harker Heights, Texas Account #19588 Judgment Through Tax Year: 2022	\$1,000.00	
23	23DCV336949	Tax Appraisal District of Bell County v Wayne Davenport	The South 15 feet of Lot 5, Block 1, Westcliff Addition, City of Killeen, Bell County, Texas (Volume 2044, Page 297, Deed Records, Bell County, Texas), Acron Dr, Killeen, Texas Account #27605 Judgment Through Tax Year: 2022	\$2,000.00	
24	23DCV337427	Tax Appraisal District of Bell County v Dagmar Mills	Lot 19 and 10 feet Strip Adjacent on the South, Block 2, Wildewood Acres, City of Harker Heights, Bell County, Texas ("Tract Three" in Document #2009-00021947, Official Public Records, Bell County, Texas), 937 Ramblewood Dr, Harker Heights, Texas Account #76761 Judgment Through Tax Year: 2022	\$2,000.00	

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25	23DCV337437	Tax Appraisal District of Bell County v Esther Hernandez	1.50 Acre, more or less, out of the Nancy Chance Survey, Abstract 5, Bell County, Texas (Volume 1890, Page 378, Deed Records, Bell County, Texas), 3818 Tem Bel Ln, Temple, Texas Account #48689 Judgment Through Tax Year: 2022	\$6,000.00	
26	23DCV338149	Tax Appraisal District of Bell County v Amador Abarca	Lot 13, Block 9, Morgan's Point Resort City Subdivision, Section 23, City of Morgan's Point Resort, Bell County, Texas (Volume 3317, Page 378, Deed Records, Bell County, Texas), 9 Quarterhorse Trl, Morgan's Point Resort, Texas Account #129272 Judgment Through Tax Year: 2022	\$8,000.00	
27	23DCV340300	Tax Appraisal District of Bell County v Michael Murden	Lot 3, Block 4, Copperfield Addition, City of Killeen, Bell County, Texas (Document #2019-33062, Official Public Records, Bell County, Texas), 3805 Trotwood Trl, Killeen, Texas Account #41438 Judgment Through Tax Year: 2022	\$6,000.00	
28	23DCV341296	Tax Appraisal District of Bell County v Barbara Hood	Part of Lot 6 all of Lots 7 and 8, Block 27, North Side Addition, City of Killeen, Bell County, Texas (Volume 538, Page 20 SAVE AND EXCEPT Volume 759, Page 362, Deed Records and Document #2020011826, Official Public Records, Bell County, Texas), 207 W Anderson Ave, Killeen, Texas Account #43082 Judgment Through Tax Year: 2023	\$11,000.00	
29	23DCV341296	Tax Appraisal District of Bell County v Barbara Hood	Lot 412, Sherwood Shores VI, Section Two, Bell County, Texas (Volume 1362, Page 691, Deed Records, Bell County, Texas), 4217 Bluebonnet Dr, Belton, Texas Account #51545 Judgment Through Tax Year: 2023	\$2,000.00	
30	23DCV342671	Tax Appraisal District of Bell County v Mary C. Pack	0.202 Acre, more or less, out of the M. Moreno Survey, Abstract 14, Bell County, Texas (Volume 1763, Page 521, Deed Records, Bell County, Texas), 801 E Main St., Little River Academy, Texas Account #81602 Judgment Through Tax Year: 2023	\$4,000.00	
31	310029	Tax Appraisal District of Bell County v Douglas Brown	The South one-half of Lot 12 and all of Lot 13, Block 1, Section One, Stillhouse Hollow Estates, Bell County, Texas (Volume 1710, Page 261, Deed Records, Bell County, Texas), Smith Dr Account #13880 Judgment Through Tax Year: 2022	\$3,000.00	
32	316810	Tax Appraisal District of Bell County v E.A. Pursley	Lot 309, Hood Section, Sherwood Shores VIII Subdivision, Bell County, Texas (Volume 1213, Page 469, Deed Records, Bell County, Texas), 4026 Sherwood Dr, Bell County, Texas Account #95730 Judgment Through Tax Year: 2022	\$2,500.00	
33	316811	Tax Appraisal District of Bell County v Robert Jermaine Allen	Lot 1 and 2, Block 6, Ludwick Subdivision, Bell County, Texas (Volume 4713, Page 364, Deed Records, Bell County, Texas), 18651 Irvin St, Bell County, Texas Account #78103 Judgment Through Tax Year: 2022	\$5,000.00	

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34	325033	Tax Appraisal District of Bell County v Dennis Saichek	Lot 229, Block 1, Tanglewood Subdivision, Bell County, Texas (Volume 1993, Page 116, Deed Records, Bell County, Texas), 15957 Salado Dr Account #102122 Judgment Through Tax Year: 2022	\$5,000.00	
35	325195	Tax Appraisal District of Bell County v Cory Hohenberger	Lots 1 and 2 and the West 10 feet of Street adjacent, Block 2, Cameron Woods Tract, Bell County, Texas (Document #2016-42272, Official Public Records, Bell County, Texas), 12262 Bonnie Ln Account #60735 Judgment Through Tax Year: 2022	\$5,000.00	