

**DELINQUENT TAX SALE - MIDLAND CENTRAL APPRAISAL DISTRICT, MIDLAND COUNTY, TEXAS**

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

**500 N. Loraine, Midland County Courthouse**

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 Midland County Sheriff**. 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 our office in Midland at (432) 699-3859.

**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	AMOUNT OF BID
1	TX17235	Midland Central Appraisal District v Reyes Reyna	Lot 8, Unrecorded Elkins Ranch Subdivision, being 0.620 Acre, out of Section 33, Block 38, T-1-S, T&P RR Co Survey, Midland County, Texas (Document #2015-8411 SAVE AND EXCEPT Document #2018-10395, #2018-10396, #2018-10394 and #2018-12562, Official Public Records, Midland County, Texas), 4301 E County Rd 76, Midland County, Texas Account #R02560 Judgment Through Tax Year: 2022	\$6,000.00	
2	TX17284	Midland Central Appraisal District v Dock Smith	Northwest quarter of Block 45 less the South 100 feet of the Northwest quarter of Block 45, Original Town of Midland, Midland County, Texas aka Lot 4, Block 45 less the South 100 Ft of Lot 4, Block 45, Original Townsite, City of Midland, Midland County, Texas (Volume 81, Page 97, Deed Records, Midland County, Texas), 212 Marshall, Midland, Texas Account #R35243 Judgment Through Tax Year: 2023	\$7,000.00	
3	TX17285	Midland Central Appraisal District v Clyde E. Crowley	Lot 19, Block 133, Southern Addition, City of Midland, Midland County, Texas (Volume 544, Page 713 SAVE AND EXCEPT Volume 1651, Page 224, Deed Records, Midland County, Texas), 405 S Weatherford, Midland, Texas Account #R45571 Judgment Through Tax Year: 2023	\$4,315.00	
4	TX17343	Midland Central Appraisal District v Debbie Almager	0.542 Acre, more or less, in the Southeast quarter of Section 21, Block 38, T-1-S, T&P RR Co Survey, Midland County, Texas (Document #2018-15064, Official Public Records, Midland County, Texas), 4611 E County Road 60, Midland Co, Texas Account #R2032 Judgment Through Tax Year: 2022	\$1,760.00	
5	TX17406	Midland Central Appraisal District v Lillian Chavez	Lot 7 and the South half of Lot 8, Block 200, Southern Addition, City of Midland, Midland County, Texas (Document #2018-4781, Official Public Records, Midland County, Texas), 1011 S Baird St, Midland, Texas Account #R46252 Judgment Through Tax Year: 2022	\$2,040.00	
6	TX17476	Midland Central Appraisal District v Frank Bowers	Lot 6, Block 6, South Park Addition, City of Midland, Midland County, Texas (Document #2016-24887, Official Public Records, Midland County, Texas), 1009 S Mineola St, Midland, Texas Account #R44545 Judgment Through Tax Year: 2022	\$2,033.00	
7	TX17530	Midland Central Appraisal District v David Rivas	Lot 1, Block 1, Abco West Industrial Park Addition, Section 2, City of Midland, Midland County, Texas (Volume 2911, Page 390, Deed Records, Midland County, Texas), 5501 W Industrial Ave, Midland County Account #R9072 Judgment Through Tax Year: 2022	\$2,427.00	
8	TX17552	Midland Central Appraisal District v Pedro Ruiz	The East half of Lot 1, Block 12, Original Townsite City of Midland, Midland County, Texas (Volume 3047, Page 522, 524 and 526, Deed Records, Midland County, Texas), 411 N Dallas St, Midland, Texas Account #R35026 Judgment Through Tax Year: 2022	\$2,601.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	AMOUNT OF BID
9	TX17571	Midland Central Appraisal District v Israel Juarez	The South 78 feet of Lots 13, 14, 15, 16, 17 and 18, Block 119, Southern Addition, City of Midland, Midland County, Texas (Volume 1111, Pages 518 and 520; Volume 1216, Page 476, Deed Records, Midland County, Texas), 303 E New York Ave, Midland, Texas Account #R45430 Judgment Through Tax Year: 2022	\$4,608.00	
10	TX17698	Midland Central Appraisal District v Danny Leyva	Lot 8, Block 49, East Midland Addition, City of Midland, Midland County, Texas (Part of Volume 2481, Page 695, Deed Records, Midland County, Texas), 602 N Madison, Midland, Texas Account #R17095 Judgment Through Tax Year: 2023	\$3,785.00	
11	TX17698	Midland Central Appraisal District v Danny Leyva	Lot 9, Block 49, East Midland Addition, City of Midland, Midland County, Texas (Part of Volume 2481, Page 695, Deed Records, Midland County, Texas), 604 N Madison, Midland, Texas Account #R17096 Judgment Through Tax Year: 2023	\$2,500.00	
12	TX17698	Midland Central Appraisal District v Danny Leyva	0.000059000, RANCLAND C UNIT, PIONEER NAT RES, T-1-S, BLK 39, SEC 36, A-1, RRC #53995, SEC 36-25-24, ACRES:344.290, Midland County, Texas Account #N403262 Judgment Through Tax Year: 2023	\$200.00	
13	TX17698	Midland Central Appraisal District v Danny Leyva	0.000164000, HOGAN 1-25B, PIONEER NAT RES, HILLIARD HP, BLK X, SEC 1, A-11, RRC 52839, SEC 1-13-24-25, ACRES:1283.674, Midland County, Texas Account #N412579 Judgment Through Tax Year: 2023	\$300.00	
14	TX17698	Midland Central Appraisal District v Danny Leyva	0.000203000, HOGAN 1-25-A, PIONEER NATURAL RES., HILLIARD HP, BLK X, SEC 1, A-11, RRC#55622, SEC 1-13-24-25, ACRES:1274.930, Midland County, Texas Account #N505723 Judgment Through Tax Year: 2023	\$307.00	
15	TX17722	Midland Central Appraisal District v Maria Vasquez	Lot 2, Block 199, Southern Addition, City of Midland, Midland County, Texas (Document #2014-19521, Official Public Records, Midland County, Texas), 1002 S Fort Worth St, Midland, Texas Account #R46234 Judgment Through Tax Year: 2023	\$5,165.00	