

**DELINQUENT TAX SALE
THE COUNTY OF CALLAHAN, TEXAS AND CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
CALLAHAN COUNTY, TEXAS**

**October 2, 2018 at 10:00 a.m.
Callahan County Courthouse, 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. 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 and will be sold 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 Callahan County Sheriff Department. 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 beside each tract. 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 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 Eastland @ 254-629-3538.

PROPERTIES TO BE SOLD ON OCTOBER 2, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-1926	The County of Callahan, Texas v Linda Cork	0.700 acres, more or less, the Southeast 1/4 of Section 75, BBB & C RR Co. Survey, out of Abstract 87, Callahan County, Texas (Vol. 585, Page 628, Deed Records) Account #R000001603 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 1825 GAS HOUSE	\$2,500.00
2	T-1980	The County of Callahan, Texas v Mary Ann Haley et al	28' x 66', 1986, Oak Creek Manufactured Home, Label #TEX0390694 & TEX0390695, Serial #OC03861518A & B, Callahan County, Texas Account #P000004130 Judgment Through Tax Year: 2013 APPROXIMATE ADDRESS: 5661 COUNTY RD 112	\$3,800.00
3	T-2094	The County of Callahan, Texas v Ross Andreas et al	Lots 4, 5 and 6, Block 15, Railroad Addition, City of Putnam, Callahan County, Texas (Vol. 71, Page 979, Official Public Records) Account #R000014808 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 100 PEACH	\$3,920.00
4	T-2153	Central Appraisal District of Taylor County v David Guerrero	PERSONAL BUILDING ONLY, A-1411 SANDRA GUERRERO L, Callahan County, Texas Account #992937/P000001146 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 6200 I-20 E	\$3,400.00
5	T-2179	The County of Callahan, Texas v Curtis Eugene Taylor	Lots 3 and 4, Block 3, Mathis 2nd Addition, City of Cross Plains, Callahan County, Texas (Vol. 223, Page 606 of the Official Public Records, and #6141 of the Probate Records), 508 3rd Northeast Account #R000014446 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 508 NE 3RD ST.	\$19,000.00
6	T-2188	The County of Callahan, Texas v Jessica Price et al	Lots 5 and 6, Block 33, Town of Clyde, Callahan County, Texas (Instrument #13-0164, Official Public Records) Account #R000012342 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 220 RUSK	\$5,400.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	T-2189	The County of Callahan, Texas v Randolph Jones et al	36.260 of 38.26 acres, Levi T. Bostic Survey #756, out of Abstract 8, Callahan County, Texas (Instrument #14-1721, Official Public Records and 5703 and 5683 of the Probate Records) Account #R000017845 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 11311 FM 880 E	\$3,700.00
8	T-2195	The County of Callahan, Texas v Robert Blackstock et al	Manufactured Home, Serial #1PTX0352A & B, Label #TEX0543295 & 96, Callahan County, Texas Account #P000001567 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 423 HILL ST.	2,200.00
9	T-2196	The County of Callahan, Texas v Herbert Mathys et al	Lot 9 and the North 1/2 of Lot 8, Block 41, Railroad Addition, City of Clyde, Callahan County, Texas (Vol. 204, Page 646, Official Public Records) Account #R000012392 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 313 RUSK ST.	\$2,600.00
10	T-2201	The County of Callahan, Texas v Kaye Butman	Lots 1 and 2, Block 33, Railroad Subdivision, City of Clyde, Callahan County, Texas (Instrument #15-1519, Official Public Records) Account #R000012340 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 200 RUSK ST.	\$2,700.00