

DELINQUENT TAX SALE
THE COUNTY OF WILBARGER, TEXAS
October 2, 2018 at 9:00 am
Courthouse Steps

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 **Wilbarger County Sheriff's 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Wilbarger County Tax Office 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 Round Rock at (512) 323-3200.

THE COUNTY OF WILBARGER, TEXAS
PROPERTIES TO BE SOLD ON OCTOBER 2, 2018 AT 9:00 AM:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID:	BIDDER:	AMOUNT:
1	26,406	The County of Wilbarger, Texas v Bob Bearden et al	the North one-half of the Southwest quarter of Block 13, South Addition to the City of Vernon, Wilbarger County, Texas, 2323 Cumberland, Vernon, Texas 76384-6211 Account #2945001000001 Judgment Through Tax Year: 2017	\$3,000.00		
2	25,331	Vernon Independent School District v Alisha Wygal AKA Alisha Clark et al	Lot 9 and the North 25 feet of Lot 10, Block 1, South Addition to the City of Vernon, Wilbarger County, Texas (Volume 418, Page 13, Deed Records, Wilbarger County, Texas), 1201 Yamparika Street Account #4027001000001 Judgment Through Tax Year: 2017	\$2,400.00		
3	27,669	The County of Wilbarger, Texas v Katie Blackmon	a part of the East 1 Acre, Peck & Jones Addition being a part of the Jones Block in the South one-half of Section 20, Block 12 of the H&TC Ry Co Survey, City of Vernon, Wilbarger County, Texas (Volume 611, Page 01, Deed Records, Wilbarger County, Texas), 3530 1st Street, Vernon, Texas 76384-4108 Account #723001000001 Judgment Through Tax Year: 2017	\$2,000.00		
4	27,672	The County of Wilbarger, Texas v Cadence Bank	the West one-half of the West 120 Feet of the East 180 Feet of the East three-quarters of the North 90 Feet of Block 53, Robinson Addition to the City of Vernon, Wilbarger County, Texas (Volume 671, Page 82, Deed Records, Wilbarger County, Texas), 1321 Olive Street, Vernon, Texas 76384-7848 Account #4387001000001 Judgment Through Tax Year: 2017	\$4,500.00		
5	27,674	The County of Wilbarger, Texas v Carla Adams	0.48 Acre, more or less, AKA Lot 3, Parr First Addition to the City of Vernon, Wilbarger County, Texas (Volume 475, Page 725, Deed Records, and District Court Cause #22,644, Wilbarger County, Texas), 3004 Main Street, Vernon, Texas 76384-7222 Account #752001000001 Judgment Through Tax Year: 2016	\$2,800.00		
6	27,724	The County of Wilbarger, Texas v Joe Juarez	the West 86 Feet of the South 60 Feet of Block 45, Texas Townsite to the City of Vernon, Wilbarger County, Texas (Volume 666, Page 690, Deed Records, Wilbarger County, Texas), 2123 Wheeler Street, Vernon, Texas 76384-6105 Account #8449001000001 Judgment Through Tax Year: 2016	\$4,500.00		
7	27,886	The County of Wilbarger, Texas v Elbert Ford	Lot 5, Block 12, North Addition to the City of Vernon, Wilbarger County, Texas (Volume 175, Page 582, Deed Records, Wilbarger County, Texas), 1013 Houston St, Vernon, Texas Account #2638001 Judgment Through Tax Year: 2017	\$500.00		

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID:	BIDDER:	AMOUNT:
8	27898	The County of Wilbarger, Texas v Jacoby Tucker	the West 58.3 Feet of the North 110 Feet of Lot 3, Block 1, Bacon & Bentley Addition to the City of Vernon, Wilbarger County, Texas (Volume 622, Page 901, Deed Records, Wilbarger County, Texas), 2810 Luna Street, Vernon, Texas 76384-4235 Account #8705001000001 Judgment Through Tax Year: 2017	\$500.00		
9	27899	The County of Wilbarger, Texas v Darlon May	Lot 3 and the South 20 Feet of Lot 4, Block 1, South Addition to the City of Vernon, Wilbarger County, Texas (Volume 583, Page 251, Deed Records, Wilbarger County, Texas), 2217 Eagle Street, Vernon, Texas 76384-6215 Account #5396001000001 Judgment Through Tax Year: 2017	\$2,000.00		
RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>						
10	26,102	The County of Wilbarger, Texas v Elbert Matney	All of the property located in the Southwest 1/4 of Block 109 and 50 feet of abandoned street south of and adjacent to Block 109, South Addition to the City of Vernon, Wilbarger County, Texas (Volume 509, Pages 466 and 467 and Volume 464, Pages 449 and 450 of the Deed Records, Wilbarger County, Texas), 2929 Bowie Street, Vernon, Texas 76384-7402 Account #5366001000001 Bid in Trust 8/1/2017 Judgment Through Tax Year: 2015	\$400.00		
11	25,938	County of Wilbarger v Hughell Holt et al	East 50 feet of the West 71.5 feet of the North 156.5 feet of Lot 3, Block 3, Bacon & Bentley Addition to the City of Vernon, Wilbarger County, Texas (Volume 498, Page 863), 3325 Luna Street Account #5755001000001 Bid in Trust 9/4/2012 Judgment Through Tax Year: 2011	\$500.00		