

**DELINQUENT TAX SALE**  
**THE COUNTY OF STEPHENS, TEXAS AND BRECKENRIDGE INDEPENDENT SCHOOL DISTRICT**  
**STEPHENS COUNTY, TEXAS**

**October 6, 2020 at 10:00 a.m.**  
**Stephens County Courthouse, 200 W. Walker, Breckenridge, 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 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 STEPHENS COUNTY TAX OFFICE. 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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 Abilene at (325) 672-4870.

**PROPERTIES TO BE SOLD ON OCTOBER 6, 2020:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV30745	The County of Stephens, Texas v Margaret Coan	0.020833700 RI, Jackson Ranch "D" Well No 1, RRC Lease No 211185; Section 80, Block 4, T & P RR Co/ F. P. Simmons, Abstract 2560, Stephens County, Texas <b>Account #N000036674</b> Judgment Through Tax Year: 2018  <b>APPROXIMATE ADDRESS: N/A</b>	\$1,084.00
2	CV30745	The County of Stephens, Texas v Margaret Coan	0.020833700 RI, Jackson Ranch "D" Well No 2, RRC Lease No 263617; Section 80, Block 4, T & P RR Co; F. P. Simmons, Abstract 2560, Stephens County, Texas <b>Account #N000062644</b> Judgment Through Tax Year: 2018  <b>APPROXIMATE ADDRESS: N/A</b>	\$1,400.00
3	CV30745	The County of Stephens, Texas v Margaret Coan	0.003120000 RI, Jackson Strawn Unit Tr 01, OP: Caraway Robert, RRC Lease No 28602; FLD: Jackson, Stephens County, Texas <b>Account #N000028957</b> Judgment Through Tax Year: 2018  <b>APPROXIMATE ADDRESS: N/A</b>	\$1,097.00
4	CV30745	The County of Stephens, Texas v Margaret Coan	0.020182200 RI; Jackson Ranch "G", RRC Lease No 234440, Section 78, Block 4, T & P RR Co; Gardenhive, J G, Abstract 1991, Stephens County, Texas <b>Account #N000040273</b> Judgment Through Tax Year: 2018  <b>APPROXIMATE ADDRESS: N/A</b>	\$1,200.00
5	CV30775	The County of Stephens, Texas v John Gilmore	3 acres, more or less, out of the West 1/2 of Section 15, Lunatic Asylum Lands, Stephens County, Texas (Volume 1522, Pages 269 & 275) <b>Account #R000043818</b> Judgment Through Tax Year: 2018  <b>APPROXIMATE ADDRESS: 1698 COUNTY ROAD 205</b>	\$4,500.00
6	CV31079	The County of Stephens, Texas v David Baladez et al	Lots 12 and 13, Block 9, Rosewell Addition, City of Breckenridge, Stephens County, Texas (Vol. 1573, Page 47, Deed Records) <b>Account #R000014179</b> Judgment Through Tax Year: 2015  <b>APPROXIMATE ADDRESS: 805 W. 5TH</b>	\$11,500.00
7	CV31307	Breckenridge Independent School District v Tony A. Sanders	Lot 4, Block 12, Hi Mount Addition to the City of Breckenridge, Stephens County, Texas <b>Account #R000011425</b> Judgment Through Tax Year: 2014  <b>APPROXIMATE ADDRESS: 604 S. DUNNIGAN</b>	\$1,440.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	CV31362	The County of Stephens, Texas v Peggy Lou Isclaw	South 30' of Lot 2, Block 11, Hi Mount Addition, City of Breckenridge, Stephens County, Texas (Volume 2040, Page 352 of the Official Public Records) <b>Account #R000011416</b> Judgment Through Tax Year: 2016  <b>APPROXIMATE ADDRESS: 600 S. DUNNIGAN</b>	\$2,200.00
9	CV31362	The County of Stephens, Texas v Peggy Lou Isclaw	Lot 3, Block 11, Hi Mount Addition, City of Breckenridge, Stephens County, Texas (Volume 2076, Page 186 of the Official Public Records) <b>Account #R000011417</b> Judgment Through Tax Year: 2016  <b>APPROXIMATE ADDRESS: 610 S. DUNNIGAN</b>	\$1,200.00
10	CV31670	The County of Stephens, Texas v John Longoria et al	the South 100 feet of the East half of Block 6, Martin's Addition to the City of Breckenridge, Stephens County, Texas (Volume 2089, Page 356, Official Public Records), 900 W. Second, Breckenridge, Texas 76424-2706 <b>Account #R000012619</b> Judgment Through Tax Year: 2015  <b>APPROXIMATE ADDRESS: 900 W. 2ND</b>	\$3,500.00
11	CV32111	The County of Stephens, Texas v David Balladez et al	the West 100' of the South 60' of the North 132' of Block 1, Martin's Addition, City of Breckenridge, Stephens County, Texas (Vol. 1925, Page 364, Official Public Records) <b>Account #R000012601</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 602 N. DOUGLAS</b>	\$4,900.00
12	CV32256	The County of Stephens, Texas v Melissa Langford	the East 1/2 of a part of a certain 2.5 acre tract in the West 1/2 of the Southeast 1/4 of Section 4, Lunatic Asylum Lands, Stephens County, Texas (Vol. 2061, Page 78, Official Public Records) <b>Account #R000043057</b> Judgment Through Tax Year: 2018  <b>APPROXIMATE ADDRESS: 313 W. 6TH</b>	\$4,000.00
13	CV32334	The County of Stephens, Texas v David Garcia et al	the South 47.33' of Lots 10, 11 and 12, Block 53, Mineral Wells Addition, City of Breckenridge, Stephens County, Texas (Vol. 1259, Page 226, Deed Records) <b>Account #R000012762</b> Judgment Through Tax Year: 2018  <b>APPROXIMATE ADDRESS: 301 N. PARKS</b>	\$4,200.00
14	CV32479	The County of Stephens, Texas v Jimmy Hagar	being the North 6 acres of a certain 12 acre tract, more or less, 660' x 852' out of Section 455, S. P. Railway Company Survey, Stephens County, Texas said 6 acres described in Vol. 163, Page 635 of the Deed Records of Stephens County, Texas (Vol. 857, Page 175, Official Public Records) <b>Account #R000016114</b> Judgment Through Tax Year: 2018  <b>APPROXIMATE ADDRESS: N/A</b>	\$2,500.00