

DELINQUENT TAX SALE - MASON CENTRAL APPRAISAL DISTRICT, MASON COUNTY, TEXAS

October 6, 2026 at 10:00 AM

Mason County Courthouse, 201 Ft. McKavitt, Mason, 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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as 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 Mason County District Clerk**. 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 Brady at (325) 597-1412.

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 OCTOBER 6, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	236075	Mason Central Appraisal District v William T. Schwarz	0.34 Acre, more or less, tract out of the Fisher & Miller Survey #419, Abstract 280 in the City of Mason, Mason County, Texas (Volume 313, Page 366 of the Official Public Records, Mason County, Texas), 404 Post Oak St Account #1795 Judgment Through Tax Year: 2024 Approximate Address: 404 Post Oak St	\$6,200.00
2	246124	Mason Central Appraisal District v Johnny Morquecho et al	.30 Acres, more or less, out of the Peter Birk Survey #75, Abstract #68, a part of William Kothmann Lot #3 in the Ischar Addition to the City of Mason, Mason County, Texas (Volume 147, Page 586 of the Official Public Records, Mason County, Texas), 903 Westmoreland St Account #301 Judgment Through Tax Year: 2024 Approximate Address: 903 Westmoreland St	\$8,900.00
3	246126	Mason Central Appraisal District v Lupe Ledezma et al	.47 Acre of land, more or less, lying and being situated in the Town of Pontotoc, out of German Emigration Survey 744, Abstract 323, Mason County, Texas (Volume 138, Page 138 of the Official Public Records, Mason County, Texas) Account #2798 Judgment Through Tax Year: 2024 Approximate Address: College St	\$3,600.00
4	246157	Mason Central Appraisal District v Jim Schmidt et al	All that certain 1/2 Acre of land, more or less, out of the Northwest part of a 10 Acre tract out of M.E. Grenwelge Survey #86, out of Abstract #328, Mason County, Texas (Volume 222, Page 312 of the Deed of Records, Mason County, Texas), 925 Balsam St, Mason, Texas 76856-1797 Account #2960 Judgment Through Tax Year: 2024 Approximate Address: 925 Balsam St	\$7,400.00