

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

December 3, 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's 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. 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.
9. A person purchasing property at the tax sale **MUST** present to the officer conducting the tax sale a written statement from the Midland Central Appraisal District 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 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 DECEMBER 3, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX17398	Midland Central Appraisal District v Alfonso Ochoa	Lots 11 and 12, Block 2, Glendale Addition, City of Midland, Midland County, Texas (Volume 1809, Page 317, Deed Records, Midland County, Texas) Account #R20799 Judgment Through Tax Year: 2023 Approximate Address: 1212 North LaMesa Road, Midland, Texas	\$7,000.00
2	TX17626	Midland Central Appraisal District v Miguel Garcia	5.00 Acres, more or less, out of the West half of Section 18, Block 39, T-2-S, T&P RR Co Survey, Midland County, Texas (Document #2016-3285, Official Public Records, Midland County, Texas) Account #R215113 Judgment Through Tax Year: 2023 Approximate Address: 4109 S County Road 1226, Midland County, Texas	\$13,000.00
3	TX17664	Midland Central Appraisal District v Manuel Ramirez Ribera	1.080 Acres, more or less, being South 1/2 of Section 8, Block 39, T-2-S, T&P RR Co Survey, Midland County, Texas (Document #2018-16345, Official Public Records, Midland County, Texas) Account #R5041 Judgment Through Tax Year: 2023 Approximate Address: 3414 W County Road 118, Midland, Texas	\$3,000.00
4	TX17665	Midland Central Appraisal District v Justin Paredez	0.326 Acre, more or less, being the Northwest part of Lot 31, Block 1, Midland Industrial, Inc Addition, City of Midland, Midland County, Texas ("Tract 1" in Document #2021-23194, Official Public Records, Midland County, Texas) Account #R31324 Judgment Through Tax Year: 2023 Approximate Address: 3113 W Industrial Ave, Midland, Texas	\$5,000.00
5	TX17665	Midland Central Appraisal District v Justin Paredez	0.230 Acre, more or less, being the East part of Tract 31, Midland Industrial Plan Inc Addition, City of Midland, Midland County, Texas ("Tract 2" in Document #2021-23194, Official Public Records, Midland County, Texas) Account #R212245 Judgment Through Tax Year: 2023 Approximate Address: 3111 W Industrial Ave, Midland, Texas	\$2,000.00
6	TX17708	Midland Central Appraisal District v Lucinda Lozoya Almager	Lot 29, Block 6, Nueva La Jolla Addition, Section 2, City of Midland, Midland County, Texas (Volume 2337, Page 705, Deed Records and Document #2015-30430, Quitclaim Deed, Midland County, Texas) Account #R34849 Judgment Through Tax Year: 2023 Approximate Address: 719 N Clay St, Midland, Texas	\$5,000.00
7	TX17799	Midland Central Appraisal District v Danny Aguirre	1.14 Acres, more or less, out of the Section 26, Block 39, T-2-S, T&P RR CO Survey, Midland County, Texas (Document #2016-22132, Official Public Records, Midland County, Texas) Account #R215333 Judgment Through Tax Year: 2023 Approximate Address: 211 E County Road 150, Midland, Texas	\$4,000.00
8	TX18138	Midland Central Appraisal District v Yadirah Lampkin	1.19 Acres, more or less, out of "Tract 23", Valley View Acres, an unrecorded Subdivision out of Section 23, Block 38, T-2-S, T&P RR Co Survey, Midland County, Texas (Document #2016-33418 SAVE AND EXCEPT Document #2018-32900, Official Public Records, Midland County, Texas) Account #R215790 Judgment Through Tax Year: 2023 Approximate Address: 3107 E County Road 154, Midland County, Texas	\$5,000.00
9	TX18141	Midland Central Appraisal District v Adrian Rivero	7.74 Acres, more or less, out of the Southwest Quarter of Section 27, Block 39, T-2-S, T&P RR Co Survey, Midland County, Texas (Document #2022-21225, Official Public Records, Midland County, Texas) Account #R204373 Judgment Through Tax Year: 2023 Approximate Address: 1700 W County Road 150, Midland County, Texas	\$8,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	TX18197	Midland Central Appraisal District v Tabitha Haussecker	Lot 17, Block 19, Parklea Addition, City of Midland, Midland County, Texas (Volume 1531, Page 671, Deed Records and Document #2023-21803, Official Public Records, Midland County, Texas) Account #R36561 Judgment Through Tax Year: 2023 Approximate Address: 2907 Mariana Ave, Midland, Texas	\$4,000.00
11	TX18227	Midland Central Appraisal District v Heriberto Ramirez	4.00 Acres, more or less, out of the Northwest Quarter of Section 23, Block 38, T-2-S, Texas and Pacific Railroad Company Survey, AKA Lot 4, Block 1, Valley View Acres Addition, Midland County, Texas (Document #2014-25155, Official Public Records, Midland County, Texas), Account #R212994 Judgment Through Tax Year: 2023 Approximate Address: 3109 E County Road 153, Midland, Texas	\$7,000.00
12	TX18234	Midland Central Appraisal District v Jose De La Rosa	The West 25 feet of Lot 3 and the East 25 feet of Lot 4, Block A, Arnett Annex Addition, City of Midland, Midland County, Texas (Document #2012-2926, Official Public Records, Midland County, Texas), Account #R9654 Judgment Through Tax Year: 2023 Approximate Address: 1302 Lynn Ave, Midland, Texas	\$4,000.00
13	TX18234	Midland Central Appraisal District v Jose De La Rosa	0.000133000, RANCHLAND 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 #N403404 Judgment Through Tax Year: 2023	\$2,000.00
14	TX18243	Midland Central Appraisal District v Fortaleza Distribution, LLC	0.000183000 RI, Diamond Rio 9-16-E, RRC #55050, T-1-S, Block 39, Section 9, Abstract 80, SEC 9-9-4-16, Pioneer Natural Resources, Midland County, Texas Account #N406388 Judgment Through Tax Year: 2023	\$2,000.00
15	TX18247	Midland Central Appraisal District v Dilia Subia	Lot 20, Block 5, Permian Estate Addition, City of Midland, Midland County, Texas (Document #2021-20484, Official Public Records, Midland County, Texas) Account #R37070 Judgment Through Tax Year: 2023 Approximate Address: 405 Holly Dr, Midland, Texas	\$3,000.00