

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

**February 1, 2022 at 10:00 AM
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 FEBRUARY 1, 2022:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV31399	Breckenridge Independent School District v Melvin H. Delaney Jr. and William E. Delaney	Tract 1: 0.887 Acres, More or Less, TE&L Survey, Abstract 0692, Sec 1261, Tract (Lot 6), Delaney Subdivision, Stephens County, Texas (Vol. 1680, Page 8, Official Public Records) Account #R000042611 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$3,100.00
2	CV31398	Breckenridge Independent School District v Wheeler Ericsson and Lacy Ericsson	Tract 1: Lot 1, Block 2, Hubbard Lakeshores Addition to the City of Breckenridge, Stephens County, Texas (Volume 1933, Page 146, Official Public Records, Stephens County, Texas) Account #R000011901 Judgment Through Tax Year: 2020 Approximate Address: 2390 CR 317	\$3,600.00
3	CV31398	Breckenridge Independent School District v Wheeler Ericsson and Lacy Ericsson	Tract 2: Lot 1 and Lot 2, Unit 2, Tier 3, Hubbard Lakeshores Addition to the City of Breckenridge, Stephens County, Texas (Tract One, Volume 1890, Page 100, Official Public Records, Stephens County, Texas) Account #R000011949 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$5,500.00
4	CV31398	Breckenridge Independent School District v Wheeler Ericsson and Lacy Ericsson	Tract 3: .750 Acres, more or less, B. C. Brown Survey, Tract 2, Abstract 2150, Hubbard Lakeshores, Stephens County, Texas (Tract Two, Volume 1890, Page 100, Official Public Records, Stephens County, Texas) Account #R000020327 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$1,600.00
5	CV31898	The County of Stephens, Texas v Rhonda Clark	a tract of land 275' East and West by 475' North and South and being the South 475' of Tract #14 of the Walker-Caldwell Subdivision of the North 1/2 of Section 11, Lunatic Asylum Lands, Stephens County, Texas (Vol. 1957, Page 37, Deed Records) Account #R000014853 Judgment Through Tax Year: 2019 Approximate Address: 206 CR 241	\$3,900.00
6	CV31907	The County of Stephens, Texas v Elias M. Huapilla	Lot 10, Block 7, Mountain Heights Addition, City of Breckenridge, Stephens County, Texas (Vol. 2054, Page 414, Official Public Records) Account #R000035676 Judgment Through Tax Year: 2019 Approximate Address: 1214 W. 4th	\$2,900.00
7	CV31908	The County of Stephens, Texas v Leonard Lafayette Kinsey et al	Lot 86, Block A, Tanglewood Addition, Stephens County, Texas (Vol. 553, Page 244, Official Public Records) Account #R000014469 Judgment Through Tax Year: 2020 Approximate Address: 9444 CR 197	\$2,900.00
8	CV32035	The County of Stephens, Texas v AMJA, Inc.	West 95' of the South 300' of Block 6, West Walker Addition to the City of Breckenridge, Stephens County, Texas (Vol. 1983, Page 164, Official Public Records) Account #R000015240 Judgment Through Tax Year: 2019 Approximate Address: 1610 W. Walker	\$12,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	CV32180	The County of Stephens, Texas v Roy Bates et al	the East 25' of Lot 2, Lots 3 and 4, Block 33, Walker Caldwell Subdivision of the North 1/2 of Section 11, Lunatic Asylum Lands, Stephens County, Texas (Vol. 1545, Page 229, Official Public Records) Account #R000014921 Judgment Through Tax Year: 2019 Approximate Address: 1403 E. Wheeler	\$4,500.00
10	CV32183	The County of Stephens, Texas v Louis Marentes et al	Lot 16, Block 5, Roselawn Addition, City of Breckenridge, Stephens County, Texas (Vol. 1688, Page 42, Official Public Records) Account #R000013987 Judgment Through Tax Year: 2017 Approximate Address: 205 W. 3 rd	\$5,300.00
11	CV32261	The County of Stephens, Texas v James Erik Hill et al	Lots 21 and 22, Block 1, Greenland Addition, City of Breckenridge, Stephens County, Texas (Vol. 1960, Page 363, & Instrument #00002032, Official Public Records) Account #R000011217 Judgment Through Tax Year: 2017 Approximate Address: 1201 N. Liveoak	\$3,000.00
12	CV32261	The County of Stephens, Texas v James Erik Hill et al	Lots 3 and 4, Block 2, Greenland Addition, City of Breckenridge, Stephens County, Texas and a manufactured home, Serial #21780494, SAVE & EXCEPT the South 10' of Lot 3, Stephens County, Texas (Vol. 1962, Page 355, and Instrument #00002331, Official Public Records) Account #R000011220 Judgment Through Tax Year: 2017 Approximate Address: 1200 N. Liveoak	\$1,000.00
13	CV32287	The County of Stephens, Texas v Erma Slayman	Lots 17, 18, and 19, Block 7, Mountain Heights Addition to the City of Breckenridge, Stephens County, Texas (Volume 1208, Page 144, Official Public Records) Account #R000012917 Judgment Through Tax Year: 2020 Approximate Address: 1215 W. 5 th	\$3,900.00
14	CV32308	The County of Stephens, Texas v Otis Daniel Campbell, Jr. et al	the surface only of Lots 8, 9, 10, 11 and 12, all in Block 13, Industrial Addition, City of Breckenridge, Stephens County, Texas (Vol. 2022, Page 599, Official Public Records) Account #R000011970 Judgment Through Tax Year: 2020 Approximate Address: 809 N Butte	\$5,900.00
15	CV32309	The County of Stephens, Texas v Allen Chapman	Lots 6-9, Block 25, East Breckenridge Addition, City of Breckenridge, Stephens County, Texas (Vol. 1277, Page 228, Official Public Records) Account #R000010603 Judgment Through Tax Year: 2019 Approximate Address: 500 E. Walker	\$6,500.00
16	CV32309	The County of Stephens, Texas v Allen Chapman	Improvement only on Lots 6-9, Block 25, East Breckenridge Addition, City of Breckenridge, Stephens County, Texas Account #R000024866 Judgment Through Tax Year: 2019 Approximate Address: 500 W. Walker	\$4,700.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
17	CV32359	The County of Stephens, Texas v Matthew Jay Jacoby	the North 60' of the South 160' of Lot 1, Block 1, Walker South Side Addition, City of Breckenridge, Stephens County, Texas (Vol. 2146, Page 466, Official Public Records) Account #R000015108 Judgment Through Tax Year: 2018 Approximate Address: 606 S. Rose	\$6,300.00
18	CV32379	The County of Stephens, Texas v Gladys Patterson et al	3.46 acres, more or less, out of Tracts 1 and 1A of Walker-Caldwell Subdivision of the North 1/2 of Section 11, Lunatic Asylum Lands, Stephens County, Texas (Vol. 1565, Page 273, Official Public Records) Account #R000014747 Judgment Through Tax Year: 2020 Approximate Address: 302 N. Jackson	\$11,000.00
19	CV32416	The County of Stephens, Texas v Stanley Madison, Sr. et al	Lots 2 and 3, Block 6, Southward Addition, City of Breckenridge, Stephens County, Texas (Vol. 999, Page 246, Official Public Records) Account #R000014249 Judgment Through Tax Year: 2019 Approximate Address: 606 S. Live Oak	\$9,000.00
20	CV32483	The County of Stephens, Texas v Raymond C. Pelton et al	Lot 18, Block A, Tanglewood Addition, City of Breckenridge, Stephens County, Texas (Vol. 743, Page 277, Official Public Records) Account #R000046347 Judgment Through Tax Year: 2020 Approximate Address: CR 197	\$3,500.00
21	CV32505	The County of Stephens, Texas v Donald Edward Thackerson et al	0.000251100 RI, SECTION 25, BLOCK 5, T&P RR CO SURVEY, LEASE: CARLISLE JAMES, OPERATOR: BASA RESOURCES INC. RRC LEASE NO. 22189, STEPHENS COUNTY, TEXAS Account #N000009453 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$1,124.00
22	CV32505	The County of Stephens, Texas v Donald Edward Thackerson et al	0.000251100 RI, SECTION 25, BLOCK 5, T&P RR CO SURVEY, LEASE; CARLISLE JAMES, OPERATOR: BASA RESOURCES INC. RRC LEASE NO. 22189, STEPHENS COUNTY, TEXAS Account #N000009454 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$1,124.00
23	CV32542	The County of Stephens, Texas v James R. McGrath AKA James R. McGrath et al	0.005859300 RI, LEASE NAME: LANGFORD, RRC LEASE NO.: 150899, SECTION 128, H T & B CO. SURVEY, ABSTRACT NO. 2537, STEPHENS COUNTY, TEXAS Account #N000010118 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$609.00
24	CV32542	The County of Stephens, Texas v James R. McGrath AKA James R. McGrath et al	0.005859300 RI, LEASE NAME: LANGFORD, RRC LEASE NO.: 150899, SECTION 128, H T & B CO. SURVEY, ABSTRACT NO. 2537, STEPHENS COUNTY, TEXAS Account #N000010142 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$609.00

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25	CV32542	The County of Stephens, Texas v James R. McGrath AKA James R. McGrath et al	0.005859300 RI, LEASE NAME: LANGFORD, RRC LEASE NO.: 150899, SECTION 128, H T & B CO. SURVEY, ABSTRACT NO. 2537, STEPHENS COUNTY, TEXAS Account #N000010117 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$609.00
26	CV32542	The County of Stephens, Texas v James R. McGrath AKA James R. McGrath et al	0.005859300 RI, LEASE NAME: LANGFORD, RRC LEASE NO.: 150899, SECTION 128, H T & B CO. SURVEY, ABSTRACT NO. 2537, STEPHENS COUNTY, TEXAS Account #N000010116 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$609.00
27	CV32542	The County of Stephens, Texas v James R. McGrath AKA James R. McGrath et al	0.005859300 RI, LEASE NAME: LANGFORD, RRC LEASE NO.: 150899, SECTION 128, H T & B CO. SURVEY, ABSTRACT NO. 2537, STEPHENS COUNTY, TEXAS Account #N000010114 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$609.00
28	CV32569	The County of Stephens, Texas v Maria Ortiz et al	Lot 18, Block 16, Mountain Heights Addition, City of Breckenridge, Stephens County, Texas and Manufactured Home, Serial #FDCEXMT00690; Label #DLS0070299; 12' x 60', Stephens County, Texas Account #R000012983 Judgment Through Tax Year: 2020 Approximate Address: 1305 W. 1st	\$2,700.00
29	CV32570	The County of Stephens, Texas v Jake Noggle et al	Lots 4, 5, 6 and 7, Block 6, Mountain Heights Addition, City of Breckenridge, Stephens County, Texas (Vol. 2090, Page 52, Official Public Records and Vol. 1953, Page 295, Official Public Records) Account #R000012903 Judgment Through Tax Year: 2019 Approximate Address: 1208 W. 3rd	\$3,600.00
30	CV32570	The County of Stephens, Texas v Jake Noggle et al	Lot 3, Block 6, Mountain Heights Addition to the City of Breckenridge, Stephens County, Texas (Vol. 2090, Page 52, Official Public Records) Account #R000012901 Judgment Through Tax Year: 2019 Approximate Address: 1206 W. 3rd	\$2,100.00
31	CV32570	The County of Stephens, Texas v Jake Noggle et al	Lot 13, Block 2, Highland Addition, City of Breckenridge, Stephens County, Texas (Vol. 1980, Page 87, Official Public Records) Account #R000011517 Judgment Through Tax Year: 2019 Approximate Address: 605 S. James	\$1,500.00
32	CV32570	The County of Stephens, Texas v Jake Noggle et al	Lot 14, Block 2, Highland Addition, City of Breckenridge, Stephens County, Texas (Vol. 1980, Page 91, Official Public Records) Account #R000011518 Judgment Through Tax Year: 2019 Approximate Address: 603 S. James	\$910.00

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33	CV32573	The County of Stephens, Texas v Jose Medina	the West 80' of Lot 1, Block 4, Ward's Addition, City of Breckenridge, Stephens County, Texas (Vol. 1501, Page 201, Official Public Records) Account #R000015178 Judgment Through Tax Year: 2020 Approximate Address: 710 W. 2 nd	\$9,000.00
34	CV32573	The County of Stephens, Texas v Jose Medina	the North 160' of Block 72, Original Townsite to the City of Breckenridge, Stephens County, Texas (Vol. 2030, Page 513, Official Public Records) Account #R000013692 Judgment Through Tax Year: 2020 Approximate Address: 306 N. Veale	\$1,800.00
35	CV32573	The County of Stephens, Texas v Jose Medina	.52 acres, more or less, out of Block 39, Original Townsite of the Town of Breckenridge, Stephens County, Texas (Vol. 2030, Page 513, Official Public Records) Account #R000013509 Judgment Through Tax Year: 2020 Approximate Address: 306 E. Lindsey	\$1,800.00
36	CV32575	The County of Stephens, Texas v Urleisha Crain et al	Lots 2 and 3, Block 3, Highland Addition, City of Breckenridge, Stephens County, Texas (Vol. 1964, Page 240, Official Public Records) Account #R000011521 Judgment Through Tax Year: 2019 Approximate Address: 605 S. Robert	\$5,000.00
37	CV32576	The County of Stephens, Texas v Shane Anthony et al	Lot 3, Block 13, Hi Mount Addition, City of Breckenridge, Stephens County, Texas (Vol. 2082, Page 394, Official Public Records) Account #R000043882 Judgment Through Tax Year: 2019 Approximate Address: 602 S. O'Connor	\$3,800.00
38	CV32576	The County of Stephens, Texas v Shane Anthony et al	Lots 13 and 14, Block 4, Rosewell Addition, City of Breckenridge, Stephens County, Texas (Vol. 2072, Page 362, Official Public Records) Account #R000014139 Judgment Through Tax Year: 2019 Approximate Address: 620 N. Oakwood	\$1,500.00
39	CV32576	The County of Stephens, Texas v Shane Anthony et al	Lot 15, Block 4, Rosewell Addition, City of Breckenridge, Stephens County, Texas (Vol. 2072, Page 362, Official Public Records) Account #R000014140 Judgment Through Tax Year: 2019 Approximate Address: 618 N. Oakwood	\$690.00
40	CV32772	The County of Stephens, Texas v Sandra Collins et al	the South 57' of Lot 6 all of Lots 7 and 8, Block 7, Stoker Addition, City of Breckenridge, Stephens County, Texas (Vol. 1731, Page 151, Official Public Records) Account #R000014379 Judgment Through Tax Year: 2020 Approximate Address: 806 S. Cutting	\$5,200.00
41	CV32820	The County of Stephens, Texas v Emilio Maya et al	Lot 4, Block 42, Industrial Addition, City of Breckenridge, Stephens County, Texas (Vol. 1851, Page 213, Official Public Records) Account #R000012022 Judgment Through Tax Year: 2020 Approximate Address: 508 N. Albany	\$3,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
42	CV32834	The County of Stephens, Texas v John Freeman et al	a 1.5 acre tract out of 13.8 acres out of the Susan Latham Survey, out of Abstract 98, Stephens County, Texas (Vol. 1765, Page 181, Official Public Records) Account #R000044419 Judgment Through Tax Year: 2020 Approximate Address: 113280 FM 1287	\$6,500.00
43	CV32834	The County of Stephens, Texas v John Freeman et al	2 acres out of Susan Latham Survey, out of Abstract 98, Stephens County, Texas (Vol. 2092, Page 187, Official Public Records) Account #R000046106 Judgment Through Tax Year: 2020 Approximate Address: 11198 CR 1287	\$2,000.00