

**DELINQUENT TAX SALE - THE COUNTY OF STEPHENS, TEXAS, STEPHENS COUNTY, TEXAS**  
**July 7, 2026 at 10:00 AM**  
**Stephens County Courthouse, 200 W. Walker St., Breckenridge, Texas 76424**

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 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. 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 Stephens 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 Eastland at (254) 629-3538.

**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 JULY 7, 2026:**

| TRACT        | SUIT #             | STYLE   | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #  | MIN BID            |
|--------------|--------------------|---|--|--------------------|
| 1            | CV32524            | The County of Stephens, Texas v Jesse Gonzalez, et al               | Lots 7 and 8, Block A, West Walker Addition, City of Breckenridge, Stephens County, Texas (Volume 2087, Page 378, Official Public Records)<br>Account #R000015326<br>Judgment Through Tax Year: 2025   | \$80,800           |
| 2            | CV32527            | The County of Stephens, Texas v Sergio Reyes et al                  | Being Lots 4 and 5, Block 2, Edgewater Estates Subdivision out of the Casper Whistler Survey, Abstract 928, Stephens County, Texas (Volume 1857, Page 275, Official Public Records)<br>Account #R000010970<br>Judgment Through Tax Year: 2024  | \$41,600           |
| 3            | CV33166            | The County of Stephens, Texas v Michael Canales et al               | The East 1/2 of lot 9 and all of Lot 10, Block 1 of the Amended Plat of Brown Addition to the City of Breckenridge, Stephens County, Texas (Volume 1954, Page 561 of the Official Public Records, Stephens County, Texas)<br>Account #R000010118<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 600 W Hullum St, Breckenridge, Texas 76424-4304</b>   | \$7,700            |
| 4            | CV33210            | The County of Stephens, Texas v Gregory G. Melton                   | A tract of land out of Section 7, LAL, A1197, Stephens County, Texas (Volume 1867, Page 152 of the Official Public Records, Stephens County, Texas)<br>Account #R000019165<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 3102 W Walker</b>   | \$15,000           |
| 5            | CV33210            | The County of Stephens, Texas v Gregory G. Melton                   | The North 67' of Lots 7, 8, and 9, Block B, West Walker Addition to the City of Breckenridge, Stephens County, Texas (Volume 1921, Page 39 of the Official Public Records, Stephens County, Texas)<br>Account #R000031519<br>Judgment Through Tax Year: 2024   | \$12,500           |
| 6            | CV33210            | The County of Stephens, Texas v Gregory G. Melton                   | Lots 5 and 6, Block 106, East Breckenridge Addition to the City of Breckenridge, Stephens County, Texas (Volume 2123, Page 311 of the Official Public Records, Stephens County, Texas)<br>Account #R000010728<br>Judgment Through Tax Year: 2024   | \$3,800            |
| <del>7</del> | <del>CV33263</del> | <del>The County of Stephens, Texas v David Baladez, Sr. et al</del> | <del>Lots 12 &amp; 13, Block 9, Rosewell Addition, City of Breckenridge, Stephens County, Texas (Volume 2241, Page 392 of the Official Public Records, Stephens County, Texas)<br/>Account #R000014179<br/>Judgment Through Tax Year: 2023<br/><b>Approximate Address: 805 W 5th St</b></del>  | <del>\$1,000</del> |
| <del>8</del> | <del>CV33306</del> | <del>The County of Stephens, Texas v Robert Burge et al</del>       | <del>Lot 43, Block 1, Oak Hill Estates Subdivision out of TE&amp;L Co. Survey No. 1536 &amp; 1537, Abstract 725, Stephens County, Texas AND A 14 X 70 SEQUOYA MANUFACTURED HOME, LABEL# DLS0071397, SERIAL# 875464S2571, STEPHENS COUNTY, TEXAS (Volume 497, Page 559 of the Deed of Records, Stephens County, Texas)<br/>Account #R000013179<br/>Judgment Through Tax Year: 2024<br/><b>Approximate Address: 729 CR 213</b></del>   | <del>\$6,100</del> |
| <del>9</del> | <del>CV33306</del> | <del>The County of Stephens, Texas v Robert Burge et al</del>       | <del>Being 0.228 Acres, more or less, out of TE &amp; L Co. Survey 1536, Stephens County, Texas (Volume 2232, Page 477 of the Official Public Records, Stephens County, Texas)<br/>Account #R000033734<br/>Judgment Through Tax Year: 2024</del>   | <del>\$1,900</del> |
| 10           | CV33447            | The County of Stephens, Texas v Kenath Eugene Boyd, III             | Being the surface only of the South 55 feet of Lot 10 and the North 45 feet of Lot 11 of the L.A. Richerson Subdivision of Block 36, Walker-Caldwell Subdivision, out of the North half (N/2) of Section 11, Lunatic Asylum Lands, Stephens County, Texas (Volume 2134, Page 462, Official Public Records, Stephens County, Texas)<br>Account #R000014941<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 209 S Jackson St, Breckenridge, Texas 76424-4801</b> | \$7,600            |

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|-------|---------|---|---|----------|
| 11    | CV33449 | The County of Stephens, Texas v Fermin Robles Diaz, Jr. | Being Lot 4, Block 6, Highland Addition to the City of Breckenridge, Stephens County, Texas (Tract 1: Volume 2138, Page 352, Official Public Records, Stephens County, Texas)<br>Account #R000011543<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 709 S Roberts</b>  | \$1,300  |
| 12    | CV33449 | The County of Stephens, Texas v Fermin Robles Diaz, Jr. | Being Lot 5, Block 6, Highland Addition to the City of Breckenridge, Stephens County, Texas (Tract 2: Volume 2138, Page 352, Official Public Records, Stephens County, Texas)<br>Account #R000011544<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 711 S Roberts</b>  | \$1,300  |
| 13    | CV33460 | The County of Stephens, Texas v Chad Frost et al        | Lot 3, Block 1, Brown's Addition to the City of Breckenridge, Stephens County, Texas (Volume 2024, Page 32 and Volume 2024, Page 29 of the Official Public Records, Stephens County, Texas)<br>Account #R000010112<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 613 W Williams St</b>  | \$11,200 |
| 14    | CV33469 | The County of Stephens, Texas v L.E. Hill, et al        | A 14' x 76' Manufactured Home, Label #HWC0074508, Serial #TWIALAS17870, located in Stephens County, Texas<br>Account #D000059600/R0000043471<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 348 CR 210</b>   | \$4,090  |
| 15    | CV33520 | The County of Stephens, Texas v Jesse Guerra, et al     | The West 100' of Lot 8, Block 3, Nemir Addition to the City of Breckenridge, Stephens County, Texas (Volume 2075, Page 585, Official Public Records, Stephens County, Texas)<br>Account #R000013087<br>Judgment Through Tax Year: 2025<br><b>Approximate Address: W 5th St</b>  | \$2,210  |
| 16    | CV33525 | The County of Stephens, Texas v Jane Ann Thomas, et al  | Lot 18, Block 2, Hubbard Lake Shores Addition out of the B.C. Brown Survey, Abstract 2150, Stephens County, Texas (Volume 489, Page 82, Deed Records, Stephens County, Texas)<br>Account #R000011915<br>Judgment Through Tax Year: 2024   | \$5,200  |
| 17    | CV33601 | The County of Stephens, Texas v Denay Boren             | Being Lot 94, Block F, Pleasant View Estates, Second Addition, a Subdivision out of Section 13, Block 8, T&P Ry. Co. Lands and Sections 81 and 82, Blind Asylum Lands, Stephens County, Texas (Volume 2233, Page 164 of the Official Public Records, Stephens County, Texas)<br>Account #R000013893<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 3009 CR 305</b> | \$6,300  |
| 18    | CV33611 | The County of Stephens, Texas v Clifford H. Edwards     | Being the surface of Lot 1, Block 2, Westwood Addition to the City of Breckenridge, Stephens County, Texas (Volume 2218, Page 368, Official Public Records, Stephens County, Texas)<br>Account #R000015366<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 301 N Harding St</b>   | \$12,900 |
| 19    | CV33613 | The County of Stephens, Texas v Andres Monroy           | Being Lots 1 and 2, and the East half of Lot 8, Block 24, East Breckenridge Addition to the City of Breckenridge, Stephens County, Texas (Volume 1568, Page 37 and Volume 1989, Page , Official Public Records, Stephens County, Texas)<br>Account #R000010597<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 608 E Elm St, Breckenridge, Texas 76424-3633</b>     | \$9,400  |
| 20    | CV33615 | The County of Stephens, Texas v Randy Thompson, et al   | Being 2.47 acres, more or less, situated in Section 3 of the Lunatic Asylum Lands, Abstract No. 964, Stephens County, Texas (Volume 2223, Page 306, Official Public Records, Stephens County, Texas)<br>Account #R000018501<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 1612 N Breckenridge Ave</b>   | \$15,000 |

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|-------|---------|---|--|----------|
| 21    | CV33627 | The County of Stephens, Texas v Allen-Lee Corporation       | Being out of the NW/4 of Block 6, Original Town of Breckenridge, and further described by metes and bounds in Volume N 198, Page 293 and Volume 500, Page 566, Deed Records, Stephens County, Texas aka the South 75 feet of the North 150 feet of the West 100 feet of Block 6, Original Town of Breckenridge, Stephens County, Texas (Volume 1932, Page 335, Official Public Records, Stephens County, Texas) Account #R000013261<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 210 N McAmis</b> | \$2,360  |
| 22    | CV33630 | The County of Stephens, Texas v Johnny Wayne Dollar, et al  | Being a 1/4 interest in a 16.4 acre tract, more or less, being out of Texas Emigration Land Company Survey No. 1058, Abstract No. 405, Stephens County, Texas (Volume 2169, Page 136, Official Public Records, Stephens County, Texas) Account #R000046591<br>Judgment Through Tax Year: 2025  | \$6,100  |
| 23    | CV33630 | The County of Stephens, Texas v Johnny Wayne Dollar, et al  | Being a 1/4 interest in a .4040 acre tract, more or less, out of Texas Emigration Land Company Survey No. 1032, Abstract No. 445, Stephens County, Texas (Volume 2169, Page 139, of the Official Public Records, Stephens County, Texas) Account #R000046593<br>Judgment Through Tax Year: 2025<br><b>Approximate Address: 11173 Hwy 67</b>  | \$3,100  |
| 24    | CV33717 | The County of Stephens, Texas v Gilbert Ruiz, et al         | Lots 5 and 6, Block 36, Industrial Addition to the Town of Breckenridge, Stephens County, Texas (Volume 1789, Page 87 of the Official Public Records, Stephens County, Texas) Account #R000012006<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 601 N Butte St</b>   | \$5,600  |
| 25    | CV33724 | The County of Stephens, Texas v James P. Sawyer, et al      | Lot 17, Block 2, Hubbard Lake Shores Subdivision, Stephens County, Texas (Volume 488, Page 364, of the Deed Records, Stephens County, Texas) Account #R000011914<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 2211 CR 317</b>   | \$3,700  |
| 26    | CV33730 | The County of Stephens, Texas v Casee Peters                | Lot 6, Block 43, Lakcview Addition to the City of Breckenridge, Stephens County, Texas (Volume 2081, Page 422, of the Official Public Records, Stephens County, Texas) Account #R000012441<br>Judgment Through Tax Year: 2024<br><b>Approximate Address: 909 W Dyer St</b>   | \$3,700  |
| 27    | CV33733 | The County of Stephens, Texas v Kristal Lee, et al          | Lot 4, Block 7, Cochran's Addition to the City of Breckenridge, Stephens County, Texas (Volume 2236, Page 361, of the Official Public Records, Stephens County, Texas) Account #R000010262<br>Judgment Through Tax Year: 2025<br><b>Approximate Address: 108 E 2nd St</b>  | \$4,600  |
| 28    | CV33757 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in the James M. Jay Preemption Survey, Abstract No. 1012, being 140 acres, more or less, Stephens County, Texas (Volume 2099, Page 25 (Tract 1), of the Official Public Records, Stephens County, Texas) Account #R000044425<br>Judgment Through Tax Year: 2024   | \$13,300 |
| 29    | CV33757 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in 32.9 acres, more or less, out of the Northeast 1/4 of Section 2, J. Poitevent Survey, Abstract 2353, also known as the D.A. Upham Survey, Stephens County, Texas (Volume 2099, Page 25 (Tract 3), of the Official Public Records, Stephens County, Texas) Account #R000044427<br>Judgment Through Tax Year: 2024   | \$1,500  |
| 30    | CV33757 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in 404.6 acres, more or less, of Section 2, J. Poitevent Survey, Abstract No. 2514, also known as the B.P. Gann Survey, Stephens County, Texas (Volume 2099, Page 25 (Tract 3), of the Official Public Records, Stephens County, Texas) Account #R000044430<br>Judgment Through Tax Year: 2024  | \$3,000  |
| 31    | CV33737 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in all of the T.W. Defoor Survey, A-1807, containing 112 acres, more or less, Stephens County, Texas (Volume 2099, Page 25 (Tract 8), of the Official Public Records, Stephens County, Texas) Account #R000046113<br>Judgment Through Tax Year: 2024  | \$1,600  |

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|-------|---------|---|---|---------|
| 32    | CV33757 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in all of the L.E. Brannin Survey, Abstract 1493 (also known as Section 4, Block L, SP RR Co. Survey) containing 257 acres, more or less, Stephens County, Texas (Volume 2099, Page 25 (Tract 9), of the Official Public Records, Stephens County, Texas) Account #R000046115 Judgment Through Tax Year: 2024  | \$2,000 |
| 33    | CV33757 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in all of SP RR Co. Survey, Section 382, Abstract 2081, containing 103 acres, more or less, Stephens County, Texas (Volume 2099, Page 25 (Tract 10), of the Official Public Records, Stephens County, Texas) Account #R000046117 Judgment Through Tax Year: 2024   | \$1,600 |
| 34    | CV33757 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in the West 1/2 of the SP RR Co. Survey, Section 383, A-190, being 160 acres, more or less, Stephens County, Texas (Volume 2099 Page 25 (Tract 11), of the Official Public Records, Stephens County, Texas) Account #R000046119 Judgment Through Tax Year: 2024  | \$1,700 |
| 35    | CV33757 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in the North 1/2 of the R.A. Pace Survey No. 48, Abstract 133, being 320 acres, more or less, Stephens County, Texas (Volume 2099, Page 25 (Tract 12), of the Official Public Records, Stephens County, Texas) Account #R000046121 Judgment Through Tax Year: 2024   | \$2,100 |
| 36    | CV33757 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in the East 56 acres, more or less, of SP RR Co. Survey, Section 381, Abstract 189, Stephens County, Texas (Volume 2099, Page 25 (Tract 13), Official Public Records, Stephens County, Texas) Account #R000046123 Judgment Through Tax Year: 2024  | \$1,500 |
| 37    | CV33757 | The County of Stephens, Texas v Phyllis Ann Copeland, et al | A 1/3 interest in all of the A. Marshall Survey, A-103 in Stephens County, Texas, and Section 50, Block 7, T&P RR Co. Survey, A-1421, in Stephens County, Texas, SAVE AND EXCEPT, a 738.05 acre tract being 248.71 acres, more or less, out of the Northern part of Section 50, Block 7, T&P RR Co. Survey, A-1421 and 489.34 acres, more or less, out of the Northern part of the A. Marshall Survey, A-103, and which excepted lands are fully described in Paragraph 2.03.03 of Volume 1754, Page 84, of the Official Public Records, Stephens County, Texas (Volume 2099, Page 25 (Tract 16) of the Official Public Records, Stephens County, Texas) Account #R000046125/R000046127 Judgment Through Tax Year: 2024 | \$4,100 |
| 38    | CV33760 | The County of Stephens, Texas v Andres Perales III          | Being the surface only of Lots 13 through 17, Block 3, Holloman's Addition to the City of Breckenridge, Stephens County, Texas (Volume 2064, Page 418, Official Public Records, Stephens County, Texas) Account #R000011882 Judgment Through Tax Year: 2024<br><b>Approximate Address: 910 W Elliott St</b>   | \$4,300 |
| 39    | CV33762 | The County of Stephens, Texas v Ezequiel Hernandez, et al   | The surface of the South 130 feet of the West 100 feet of Block 36, Original Town to the City of Breckenridge, save and except the South 55 feet of the West 100 feet of Block 36, Original Town to the City of Breckenridge, Stephens County, Texas (Volume 2048, Page 583, Official Public Records, Stephens County, Texas) Account #R000013495 Judgment Through Tax Year: 2024<br><b>Approximate Address: 308 S Court St, Breckenridge, Texas 76424-4408</b>   | \$9,500 |
| 40    | CV33770 | The County of Stephens, Texas v Carmen Cecilia Muñoz        | Being the surface only of Lots 5 and 6, Block 3, East Breckenridge Addition to the City of Breckenridge, Stephens County, Texas (Volume 2082, Page 135 of the Official Public Records, Stephens County, Texas) Account #R000010463 Judgment Through Tax Year: 2024<br><b>Approximate Address: 1310 E Lindsey St</b>   | \$2,300 |
| 41    | CV33814 | The County of Stephens, Texas v Gary W. Thames, et al       | A lot out of Tract No. 11, Walker-Caldwell Subdivision out of the S/2 of Section 23, Block 5, T & P RR Co. Survey, Stephens County, Texas (Volume 641, Page 123, of the Deed Records, Stephens County, Texas) Account #R000015046 Judgment Through Tax Year: 2025   | \$5,200 |

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|-------|---------|---|--|---------|
| 42    | CV33818 | The County of Stephens, Texas v Samuel Hargrove | Lots 1 and 2, Block 27, Industrial Addition to the City of Breckenridge, Stephens County, Texas (Volume 1970, Page 11 of the Official Public Records, Stephens County, Texas), Account #R000011985<br>Judgment Through Tax Year: 2025<br>Approximate Address: 709 N Butte St | \$4,100 |