

DELINQUENT TAX SALE - THE COUNTY OF STEPHENS, TEXAS, STEPHENS COUNTY, TEXAS

April 2, 2024 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**. 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 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. 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 (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 Abilene at (325) 672-4870.

****This list is Subject to change. Please Check with the Tax Office prior to sale for any changes in availability.**

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 APRIL 2, 2024:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|---------|--|--|------------|
| 1 | CV31675 | The County of Stephens, Texas v National Home Investors, LLC | <p>Lot 1, Block 1, Roselawn Addition, City of Breckenridge, Stephens County, Texas (Vol. 2067, Page 340, Official Public Records) Account #R000013931 Judgment Through Tax Year: 2022</p> <p>Approximate Address: 401 N Court</p> <p>Bid Amount: _____</p> <p>Bidder Number: _____</p> | \$1,820.00 |
| 2 | CV32159 | The County of Stephens, Texas v Vernon Wilson et al | <p>The West 1/2 of the East 1/2 of Lot 6, Block 6, Hank's Addition, City of Breckenridge, Stephens County, Texas (Vol. 1941, Page 642, Official Public Records) Account #R000042466 Judgment Through Tax Year: 2022</p> <p>Approximate Address: 1112 W Hullum</p> <p>Bid Amount: _____</p> <p>Bidder Number: _____</p> | \$2,250.00 |
| 3 | CV32481 | The County of Stephens, Texas v Tony Dean Wheeler et al | <p>The West 60' of the East 160' of the North 160' of Block 55, Original Town of Breckenridge, Stephens County, Texas (Vol. 1107, Page 258, Official Public Records) Account #R000013610 Judgment Through Tax Year: 2022</p> <p>Approximate Address: 215 W Wheeler</p> <p>Bid Amount: _____</p> <p>Bidder Number: _____</p> | \$1,790.00 |
| 4 | CV32573 | The County of Stephens, Texas v Jose Medina | <p>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</p> <p>Approximate Address: 710 W 2nd</p> <p>Bid Amount: _____</p> <p>Bidder Number: _____</p> | \$2,200.00 |
| 5 | CV32576 | The County of Stephens, Texas v Shane Anthony et al | <p>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</p> <p>Approximate Address: 602 S O'Conner Ave</p> <p>Bid Amount: _____</p> <p>Bidder Number: _____</p> | \$3,500.00 |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|---------|---|---|-------------|
| 6 | CV32813 | The County of Stephens, Texas v Hector Flores | The West 1/2 of a tract out of the East 1/2 of the Southeast 1/4 of Section 4, Lunatic Asylum Lands, Stephens County, Texas (Vol. 1500, Page 201, Official Public Records) Account #R000015593 Judgment Through Tax Year: 2022 Approximate Address: 312 W 1st Bid Amount: _____ Bidder Number: _____ | \$8,500.00 |
| 7 | CV32829 | The County of Stephens, Texas v TLC, GP, LLC | 2.110 acres, more or less, the Southeast 1/4 of Section 8, Lunatic Asylum Lands, out of Abstract 124, Stephens County, Texas Account #R000015853 Judgment Through Tax Year: 2022 Approximate Address: 1901 W Elliott Bid Amount: _____ Bidder Number: _____ | \$35,500.00 |
| 8 | CV32911 | The County of Stephens, Texas v Edward Lewing et al | .459 acres out of the Southwest 1/4 of Section 44, Block 5, T & P RR Co. Survey, Stephens County, Texas (Vol. 537, Page 479, Deed Records) Account #R000018582 Judgment Through Tax Year: 2022 Approximate Address: n/a Bid Amount: _____ Bidder Number: _____ | \$1,840.00 |
| 9 | CV32912 | The County of Stephens, Texas v Wilmer Edgar Whitener et al | The East 95' of Lot 1, Block C, Pleasant View Estates Subdivision, Stephens County, Texas (Volume 517, Page 60 of the Deed Records, Stephens County, Texas) Account #R000013751 Judgment Through Tax Year: 2021 Approximate Address: CR 217 Bid Amount: _____ Bidder Number: _____ | \$4,000.00 |
| 10 | CV32920 | The County of Stephens, Texas v Maria Del Carmen Rodriquez | 8.45 acre tract in the J.W. Hodges Survey, out of Abstract 2607, being a part of Section 4, Blind Asylum Lands, Stephens County, Texas (Vol. 2067, Page 362, Official Public Records) Account #R000045592 Judgment Through Tax Year: 2021 Approximate Address: n/a Bid Amount: _____ Bidder Number: _____ | \$3,500.00 |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|---------|---|---|-------------|
| 11 | CV32993 | The County of Stephens, Texas v Maria Hernandez et al | The South 50' of Lot 7, all of Lot 8, Block 104, East Breckenridge Addition to the City of Breckenridge, Stephens County, Texas and a Manufactured Home Label #TXS0564876, Serial #48031558, Stephens County, Texas (Volume 1945, Page 112 of the Official Public Records, Stephens County, Texas) Account #R000010706 Judgment Through Tax Year: 2022 Approximate Address: 305 S Camden Bid Amount: _____ Bidder Number: _____ | \$6,500.00 |
| 12 | CV33067 | The County of Stephens, Texas v Warren Leroy Kirby et al | Lot 36, Block C, Pleasant View Estates, a subdivision of the West part of Section 81, Block 8, T&P RR Co. Survey, SAVE & EXCEPT 0.01 Acres, more or less as described in Volume 1968, Page 455, Official Public Records, Stephens County, Texas (Volume 1968, Page 455 of the Official Public Records, Stephens County, Texas) Account #R000013785 Judgment Through Tax Year: 2022 Approximate Address: 2166 CR 215 Bid Amount: _____ Bidder Number: _____ | \$16,200.00 |
| 13 | CV33067 | The County of Stephens, Texas v Warren Leroy Kirby et al | Lots 11, 12 and 13, Block 7, Mountain Heights Addition to the City of Breckenridge, Stephens County, Texas Account #R000012914 Judgment Through Tax Year: 2022 Approximate Address: 1216 W 4 th Bid Amount: _____ Bidder Number: _____ | \$11,200.00 |
| 14 | CV33068 | The County of Stephens, Texas v Brook Deann Aquino et al | Lot 8, Block 2, Felton's Second Addition, to the City of Breckenridge, Stephens County, Texas (Volume 1996, Page 533 of the Official Public Records, Stephens County, Texas), Breckenridge, Texas 76424-3360 Account #R000011151 Judgment Through Tax Year: 2022 Approximate Address: 1102 W Dyer Bid Amount: _____ Bidder Number: _____ | \$14,500.00 |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|---------|---|--|------------|
| 15 | CV33211 | The County of Stephens, Texas v Shelly Perez | <p>The North 100' of Lots 17 and 18, Block 5, Roselawn Addition to the City of Breckenridge, Stephens County, Texas (Volume 2163, Page 360 of the Official Public Records, Stephens County, Texas Account #R000013988</p> <p>Judgment Through Tax Year: 2022</p> <p>Approximate Address: 201 W 3rd</p> <p>Bid Amount: _____</p> <p>Bidder Number: _____</p> | \$3,800.00 |