

DELINQUENT TAX SALE
BRECKENRIDGE INDEPENDENT SCHOOL DISTRICT AND THE COUNTY OF STEPHENS, TEXAS, STEPHENS COUNTY, TEXAS
March 7, 2023 at 2:00 P.M.
Stephens County Courthouse, 200 W. Walker, Breckenridge, 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**. 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.**

PROPERTIES TO BE SOLD ON MARCH 7, 2023:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV31351	Breckenridge Independent School District v Jose Muniz	Block 36, Lots 1, 2, 3 and 4, Industrial Addition to the City of Breckenridge, Stephens County, Texas (Volume 1999, Page 12 of the Official Public Records, Stephens County, Texas) Account #R000012004 Judgment Through Tax Year: 2017 Approximate Address: 613 N Butte	\$3,500.00
2	CV31836	The County of Stephens, Texas v Linda Stapper et al	Lot 5, Block 7, Cochran Addition, City of Breckenridge, Stephens County, Texas (Volume 1776, Page 32 of the Deed Records, Stephens County, Texas) Account #R000010263 Judgment Through Tax Year: 2021 Approximate Address: 110 E 2nd	\$9,000.00
3	CV31915	The County of Stephens, Texas v Ramona Ponce et al	The South 1/2 of Lots 5 and 6, Block 11, East Breckenridge Addition, City of Breckenridge, Stephens County, Texas (Volume 1353, Page 93 of the Official Public Records, Stephens County, Texas) Account #R000010525 Judgment Through Tax Year: 2017 Approximate Address: 301 N Flint	\$8,500.00
4	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 (Volume 2022, Page 599 of the Official Public Records, Stephens County, Texas) Account #R000011970 Judgment Through Tax Year: 2020 Approximate Address: 809 N Butte	\$6,000.00
5	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 (Volume 2146, Page 466 of the Official Public Records, Stephens County, Texas) Account #R000015108 Judgment Through Tax Year: 2018 Approximate Address: 606 S Rose	\$5,500.00
6	CV32572	The County of Stephens, Texas v Viviana Acosta	Lot 12, Block 54, Mineral Wells Heights Addition, City of Breckenridge, Stephens County, Texas (Volume 1935, Page 523 of the Official Public Records, Stephens County, Texas) Account #R000012774 Judgment Through Tax Year: 2021 Approximate Address: 801 W Jeanette	\$3,500.00
7	CV32617	The County of Stephens, Texas v Richard Arnold McCullough et al	Lots 8 and 9, Block 2, Fairview Addition, City of Breckenridge, Stephens County, Texas (Volume 2086, Page 431 of the Official Public Records, Stephens County, Texas) Account #R000011051 Judgment Through Tax Year: 2021 Approximate Address: 1301 W Dyer	\$17,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	CV32771	The County of Stephens, Texas v Clarence Brad Snowden	Lots 3 and 4, Block 2, Holloman's Addition, City of Breckenridge, Stephens County, Texas (Volume 914, Page 111 of the Official Public Records, Stephens County, Texas) Account #R000011873 Judgment Through Tax Year: 2021 Approximate Address: 902 W Wheeler	\$7,000.00
9	CV32774	The County of Stephens, Texas v Barbara King et al	2.93 Acres of land out of T.E. & L. Co. Survey 1261, Stephens County, Texas (Volume 526, Page 126 of the Official Public Records, Stephens County, Texas) Account #R000017610 Judgment Through Tax Year: 2021 Approximate Address: 9129 CR 314	\$10,000.00
10	CV32814	The County of Stephens, Texas v Vickie Adkins	3.4 Acres out of the Southeast 1/4 of Section 3, Lunatic Asylum Land, Stephens County, Texas (Volume 1134, Page 12 of the Official Public Records, Stephens County, Texas) Account #R000018617 Judgment Through Tax Year: 2021 Approximate Address: 812 N Butte	\$5,000.00
11	CV32814	The County of Stephens, Texas v Vickie Adkins	The North 1/2 of Lots 4, 5 and 6, Block 4, of the Rosewell Addition, City of Breckenridge, Stephens County, Texas (Volume 1160, Page 30 of the Official Public Records, Stephens County, Texas) Account #R000014133 Judgment Through Tax Year: 2021 Approximate Address: 609 N Panther	\$1,500.00
12	CV32814	The County of Stephens, Texas v Vickie Adkins	The South 1/2 of Lots 4, 5 and 6, Block 4, of the Rosewell Addition, City of Breckenridge, Stephens County, Texas (Volume 1214, Page 199 of the Official Public Records, Stephens County, Texas) Account #R000042587 Judgment Through Tax Year: 2021 Approximate Address: 611 N Panther	\$1,500.00
13	CV32819	The County of Stephens, Texas v Jesus Guerra	The East 150' of Lot 7, Block 1, Russell Addition, City of Breckenridge, Stephens County, Texas (Volume 2043, Page 549 of the Official Public Records, Stephens County, Texas) Account #R000014225 Judgment Through Tax Year: 2021 Approximate Address: 519 N Breckenridge Ave	\$10,000.00
14	CV32833	The County of Stephens, Texas v Etta P. Riley et al	The North 200' of the East 150' of Block 64, Original Town of Breckenridge, Stephens County, Texas (Volume 2116, Page 212 of the Official Public Records, Stephens County, Texas) Account #R000013646 Judgment Through Tax Year: 2021 Approximate Address: 701 W Lindsey	\$10,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	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	\$4,000.00
16	CV32923	The County of Stephens, Texas v Jarid McAlmond et al	Lot 10, Block 4, Cochran Addition to the City of Breckenridge, Stephens County, Texas (Volume 1787, Page 32 of the Official Public Records, Stephens County, Texas) Account #R000010243 Judgment Through Tax Year: 2021 Approximate Address: 111 E 2nd St	\$7,000.00
17	CV32942	The County of Stephens, Texas v Carlos Mario Saucedo	The South 45' of the North 115' of the East 140' of Block 52, Original Town of Breckenridge, Stephens County, Texas (Volume 1577, Page 91 of the Official Public Records, Stephens County, Texas) Account #R000013589 Judgment Through Tax Year: 2021 Approximate Address: 411 S Miller	\$5,000.00
18	CV32943	The County of Stephens, Texas v Dale Madison	Lot 14, Block 10, Miller Subdivision out of Hank's Addition to the City of Breckenridge, Stephens County, Texas (Volume 2144, Page 98 of the Official Public Records, Stephens County, Texas) Account #R000012678 Judgment Through Tax Year: 2021 Approximate Address: 1205 W Hullum	\$9,500.00
19	CV32943	The County of Stephens, Texas v Dale Madison	The East 1/2 of Lot 1, Block 10, Miller Subdivision out of Hank's Addition, City of Breckenridge, Stephens County, Texas (Volume 2152, Page 1 of the Official Public Records, Stephens County, Texas) Account #R000039877 Judgment Through Tax Year: 2021 Approximate Address: W Hullum	\$1,060.00
20	CV33007	The County of Stephens, Texas v Kelly Heatley	Lot 3, Block 52, Lakeview Addition to the City of Breckenridge, Stephens County, Texas (Volume 1985, Page 495 of the Deed Records, Stephens County, Texas) Account #R000012490 Judgment Through Tax Year: 2021 Approximate Address: 906 w Dyer	\$7,500.00

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: _____