

**DELINQUENT TAX SALE
TAX APPRAISAL DISTRICT OF BELL COUNTY
BELL COUNTY, TEXAS**

August 4, 2015 at 10:00

Bell County Clerk's Alcove to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, in the City of Belton, Texas

GENERAL INFORMATION REGARDING THE TAX SALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

- The Tax Appraisal District of Bell County collects property taxes for all the taxing units in Bell County. The main office of the Appraisal District is located at 411 E. Central in Belton, Texas.
- ALL requests for clarification of the information contained in this document or any questions which you have regarding the information contained in this document will be addressed immediately prior to the commencement of the tax sale.
- Tax sales begin at 10:00 a.m. on the first Tuesday of the month and are held at the Bell County Clerk's Alcove outside to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, in Belton. Click for Directions to the Justice Complex.
- Tax Sales are not conducted every month in Bell County. There are usually 4 to 5 tax sales a year. You may contact the Appraisal District regarding the date of the next tax sale or consult the website of the law firm of McCreary, Veselka, Bragg and Allen, P.C. (www.mvbalaw.com).
- Bid sheets containing information on the property to be offered for sale will be available at the Tax Appraisal District of Bell County or the website of the law firm of McCreary, Veselka, Bragg and Allen, P.C. (www.mvbalaw.com) approximately three weeks prior to the date of the tax sale.
- Bidders must be present at the tax sale. Bids will not be accepted via mail, phone or internet. Pursuant to the provisions of Section 34.015(b) of the Texas Tax Code, a deed will only be executed by the Sheriff reflecting the purchaser (grantee) to be the same person who bid at the tax sale. A person seeking to represent a business entity (a corporation, limited liability company, limited partnership) must present a Power of Attorney or some other form of documentation authorizing the person to bid on behalf of the business entity at the tax sale.
- All bidders must register to bid prior to the sale with the person conducting the sale. If you do not register prior to the beginning of the sale, you may not bid. Registration will begin at approximately 9:45 a.m. the day of the sale at the Bell County Clerk's Alcove outside to the east of the main entrance of the Bell County Justice Complex, 1201 Huey Drive, Belton, Texas. Bidders must present a valid driver's license or identification card issued by a State Agency or the United States Government at the time of registration.
- The minimum bid for each property is set out on the bid sheet available from the Appraisal District or the website mvbalaw.com. Bidding must start at the minimum bid. The minimum bid includes all taxes which were delinquent at the date of Judgment. Purchasers will be required to pay all taxes which became or will become delinquent subsequent to the date of Judgment.
- Bidders must have the funds readily accessible with which to pay the purchase price in full. If you do not have the funds readily accessible, do not bid. Successful bidders will be given 2 hours from the completion of the sale to obtain cash or a cashier's check. The cashier's check should be made payable to the Bell County District Clerk. You must remit the exact amount due to the Bell County Deputy Sheriff conducting the tax sale. The Sheriff's office cannot make change. Personal checks will not be accepted.

- Purchasers of property at the tax sale will receive an ordinary type of Sheriff's Deed which is without warranty, either expressed or implied. Title to property sold at the tax sale is NOT guaranteed. A policy of title insurance on the property purchased at the tax sale may be difficult to obtain.
- The tax sale should extinguish the record ownership interest of all persons and the recorded liens of all persons who were named as defendants in the judgment on which the tax sale is based, including any tax liens filed by the Internal Revenue Service. If a party who has an ownership interest or holds a lien on the property was NOT named as a defendant in the judgment, the purchaser at the tax sale will take title to the property subject to the interest or lien of that party. The judgment is available for inspection at the Bell County District Clerk's office. A copy of the judgment may be obtained from the Bell County District Clerk for a fee. Title to the property is NOT guaranteed.
- If you are the highest bidder and the property is sold to you at the tax sale, you own it. You do not get to change your mind or assert that you "made a mistake" after the tax sale. You must pay the amount you bid for the property at the tax sale or collection procedures will be initiated against you pursuant to Rule 652 of the Texas Rules of Civil Procedure.
- You will be required to pay for the deed recording fee at the conclusion of the tax sale. Most deeds are two pages and the fee for two pages is \$15.00. You may pay the deed recording fee with a personal check payable to the County Clerk of Bell County or pay in cash.
- The number of people at a sale varies from sale to sale. Usually there are between 20 to 40 persons who register to bid at a sale.
- Prior to the sale, bidders should view the property and satisfy themselves as to the location and condition of the property. After the sale is too late. However, The Tax Appraisal District of Bell County is not the owner of the property and cannot give you permission to go onto or access the property prior to the sale. Do not trespass. You should view the property from public streets or roadways.
- All property is sold by legal description. Property is sold "AS IS" with all faults. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all documents in the lawsuit(s) on which the tax sale is based are on file in the office of the District Clerk. Any "approximate property address" reflected on the bid sheet is the address on the tax records and may not be accurate.
- All property sold at the tax sale is subject to a right of redemption. The redemption period begins on the date that the purchaser's deed is recorded in the County Clerk's office. The redemption period for homestead property and land designated for agricultural use is 2 years. Property may be the homestead of a person even if a person does not have a homestead exemption for tax purposes on the property. The redemption period for all other property is 180 days.
- Anyone having an ownership interest in the property at the time of the tax 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 the 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 defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21(g) of the Texas Tax Code.
- Once you receive the recorded deed, you are the owner of the property subject only to the right of redemption. You may sell the property at any time during the redemption period. The person to whom you sell the property takes subject to the remainder of the redemption period.
- The Tax Code, Section 34.01(n), gives purchasers at a tax sale the right of use and possession of the property subject only to the prior owner's right of redemption. However, neither the Tax Appraisal District of Bell County nor the Bell County Sheriff's Department will put you in possession of the property at the time of the tax sale. Purchasers have the right to a Writ of Possession on the 20th day following the date on which the

purchaser's deed is filed of record with the County Clerk. See Section 33.51 of the Tax Code for the procedures for gaining possession of occupied property.

- The document stating that the successful bidder does not owe any delinquent taxes in Bell County as required in Section 34.015 of the Texas Tax Code must be obtained from the Tax Appraisal District of Bell County either before or after the tax sale. The Deed to the property purchased at the tax sale will not be delivered to the purchaser or recorded in the County Clerk's office until this document is obtained. There is a \$10.00 fee for this document. The document is valid for 90 days after the date of issuance.
- The deed to property purchased at the tax sale will be delivered to you by mail three to four weeks after the tax sale assuming that you timely obtain the document stating that you do not owe any delinquent taxes in Bell County.
- Property purchased at the 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.
- Many of the properties that are posted for sale will be withdrawn prior to the commencement of the tax sale. You should consult the MVBA website on Monday afternoon before the sale for the properties that have been withdrawn. (www.mvbalaw.com) Properties may be withdrawn at ANY time prior to the sale.
- The Notice of Sale is published in the Temple Daily Telegram.
- The Texas Tax Code may be accessed on the website of the Texas Comptroller of Public Accounts at: <http://www.window.state.tx.us/taxinfo/proptax/96-297-13.pdf>. The statutory provisions regarding tax sales are in Chapter 33 and 34 of the Texas Tax Code.

PROPERTIES TO BE SOLD ON AUGUST 4, 2015:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER & PURCHASE AMOUNT
1.	230,523-C	Tax Appraisal District of Bell County v Ruben Ramirez et al	Lot 14, Block I, Castle Heights Addition to the City of Killeen, Bell County, Texas (Volume 5359, Page 137 of the Deed Records of Bell County, Texas), 1302 Duncan Avenue, Killeen, Texas 76541-3118 Account #000000074765 Judgment Through Tax Year: 2014	\$6,000.00	
2.	231,013-C	Tax Appraisal District of Bell County v Bruce Baugh et al	1994 Manufactured Home, Label# TEX0506547, Serial# CRHTX1853, located at 13502 Highway 190, Bell County, Texas Account #195750 Judgment Through Tax Year: 2013	\$1,000.00	
3.	233,090-C	Tax Appraisal District of Bell County v Brigitte N. Mays, Heir to the Estate of Peggy L. Mays, Deceased, et al	Lot 12, Block 14, Section Three, Heather Glen Addition, Phase Two, City of Killeen, Bell County, Texas (Volume 3194, Page 252 of the Deed Records of Bell County, Texas), 5004 Inwood Circle, Killeen, Texas 76542-4335 Account #000000051347 Judgment Through Tax Year: 2014	\$12,000.00	
4.	238,777-C	Tax Appraisal District of Bell County v Clarence Woolley et al	0.190 Acre, (138.60 Feet x 60.00 Feet), more or less, out of Abstract 14 of the M. Moreno Survey, Out Block 1018, City of Temple, Bell County, Texas (Volume 962, Page 352 of the Deed Records of Bell County, Texas) Account #000000130795 Judgment Through Tax Year: 2014	\$500.00	
5.	243,638-C	Tax Appraisal District of Bell County v Henry Harris et al	Lot 25, Block 1, Cox Addition to the City of Harker Heights, Bell County, Texas and a Manufactured home, Label# TEX0356069, Serial# KBTXSN542531 (Volume 2013, Page 171 of the Deed Records of Bell County, Texas) Account #000000046400 Judgment Through Tax Year: 2014	\$2,000.00	
6.	243,638-C	Tax Appraisal District of Bell County v Henry Harris et al	A Manufactured Home Only, 1987, 14 x 66, Located at 258 West Live Oak Street, City of Nolanville, Bell County, Texas Account #000000184076 Judgment Through Tax Year: 2014	\$1,000.00	
7.	243,638-C	Tax Appraisal District of Bell County v Henry Harris et al	A Manufactured Home Only, Label# TEX0315651, Serial# J107134A located at 267 West Live Oak Street, City of Nolanville, Bell County, Texas Account #000000184079 Judgment Through Tax Year: 2014	\$500.00	
8.	244,409-C	Tax Appraisal District of Bell County v Joseph Gerald Jones et al	Lot 19, Block 7, Loma Vista Estates Addition to the City of Killeen, Bell County, Texas and a Manufactured Home, Serial# CW2006567, Label# HWC0289215/16, located at 3205 Valencia Drive, Killeen, Texas (Volume 5664, Page 832 of the Deed Records of Bell County, Texas) Account #000000168651 Judgment Through Tax Year: 2014 (Subject to City of Killeen mowing liens)	\$5,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER & PURCHASE AMOUNT
9.	247,904-C	Tax Appraisal District of Bell County v Preston Lee Vann et al	The north 83' of the south 149' of Lot D, Block 104, Original Townsite to the City of Belton, Bell County, Texas (Volume 3527, Page 12 of the Deed Records of Bell County, Texas), 403 Boyles Street Account #000000170768 Judgment Through Tax Year: 2011	\$3,000.00	
10.	248,440-C	Tax Appraisal District of Bell County v Leslie G. Christoferson	The North 42' of Lot 2, Block 9, Robertson Addition to the City of Temple, Bell County, Texas (Volume 6631, Page 196 of the Deed Records of Bell County, Texas), 1105 South 5th Street Account #00000050247 Judgment Through Tax Year: 2011	\$3,700.00	
11.	249,486-C	Tax Appraisal District of Bell County v Annie Lapoint et al	Lot 1, Block 7, Sunrise Addition, First Extension, City of Temple, Bell County, Texas (Volume 4292, Page 665 of the Deed Records of Bell County, Texas), 801 S 40th St, Temple, Texas 76501-6240 Account #00000062914 Judgment Through Tax Year: 2014	\$15,900.00	
12.	249,695-C	Tax Appraisal District of Bell County v David Earl Henry et al	Lot 6, Block 12, Smith Second Addition to the City of Rogers, Bell County, Texas (Volume 7099, Page 143 of the Deed Records, Bell County, Texas), Burgess Road Account #000000387628 Judgment Through Tax Year: 2014	\$2,500.00	
13.	250,183-C	Tax Appraisal District of Bell County v Lawrence Ockelberry, Jr. et al	Lots 16 and 17, Block 15, E. A. Bosl Subdivision of Block 15 of Hock's Addition to the City of Temple, Bell County, Texas (Volume 1131, Page 746), 915 S. 6th Street Account #00000080350 Judgment Through Tax Year: 2014	\$500.00	
14.	251,135-C	Tax Appraisal District of Bell County v Narissa Ann Mohammed et al	8.428 Acres, more or less, out of Abstract 760 of the J. Smith Survey, Bell County, Texas (Tract 1 in Volume 6990, Page 516 of the Deed Records, Bell County, Texas), Solana Ranch Road Account #15354 Judgment Through Tax Year: 2014	\$900.00	
15.	251,135-C	Tax Appraisal District of Bell County v Narissa Ann Mohammed et al	10.0 Acres, more or less, out of Abstract 760 of the J. Smith Survey, Bell County, Texas and a Manufactured Home, Label #TEX0382412, Serial #KBTXSN86210473 located on this 10.0 acre tract (Tract Two in Volume 6990, Page 516 of the Deed Records, Bell County, Texas), 5473 Salona Ranch Road Account #72747/72748 Judgment Through Tax Year: 2014	\$5,000.00	
16.	251,592-C	Tax Appraisal District of Bell County v Gregory L. Mays et al	the South part (approximately 63 ft X 168 ft X 68 ft X 167 ft) of Lot 1, Block 2, J.F. Schwertner Addition to the City of Killeen, Bell County, Texas (Volume 2906, Page 70 of the Deed Records, Bell County, Texas), 4705 Westcliff Road, Killeen, Texas 76543-5762 Account #69899 Judgment Through Tax Year: 2014	\$3,500.00	

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17.	251,592-C	Tax Appraisal District of Bell County v Gregory L. Mays et al	the North part (approximately 71 ft X 132 ft X 68 ft X 132 ft) of Lot 1, Block 2, J.F. Schwertner Addition to the City of Killeen, Bell County, Texas (Volume 3498, Page 249 of the Deed Records, Bell County, Texas) Account #104162 Judgment Through Tax Year: 2014	\$1,000.00	
18.	251,592-C	Tax Appraisal District of Bell County v Gregory L. Mays et al	Lot 9, Block 4, Hood View Addition to the City of Killeen, Bell County, Texas (Volume 2335, Page 461 of the Deed Records, Bell County, Texas), 1203 Wales Drive, Killeen, Texas 76549-1036 Account #69898 Judgment Through Tax Year: 2014	\$3,000.00	
19.	251,653-C	Tax Appraisal District of Bell County v Tonya Linder AKA Tonya Linda	All of the West ½ of Lot 2, Block 3, Pendleton Addition to the City of Belton, Bell County, Texas assessed on the tax records under the following two tax account numbers, to wit: the North one-half of the West one-half of Lot 2, Block 3, Pendleton Addition to the City of Belton, Bell County, Texas (Volume 4342, Page 88 of the Deed Records, Bell County, Texas), 204 South Head Account #00000098399 Judgment Through Tax Year: 2014 the South one-half of the West one-half of Lot 2, Block 3, Pendleton Addition to the City of Belton, Bell County, Texas (Volume 4342, Page 88 of the Deed Records, Bell County, Texas), 1003 Avenue B Account #00000098400 Judgment Through Tax Year: 2014	\$2,500.00	
20.	255,652-C	Tax Appraisal District of Bell County v Charles Dixon et al	Lot 85, Block 5, Oak Valley Subdivision, Phase Five, City of Killeen, Bell County, Texas (Volume 4877, Page 50 of the Deed Records, Bell County, Texas), 4107 Embers Drive, Killeen, Texas 76542-4592 Account #000000167695 Judgment Through Tax Year: 2014	\$12,000.00	
21.	257,354-C	Tax Appraisal District of Bell County v Hardcopy Corporation	Lot 5, Block 4, Morgan's Point Resort City, Section 19, City of Morgan's Point, Bell County, Texas (Volume 4348, Page 263), 24 Hackberry Account #00000044766 Judgment Through Tax Year: 2014	\$1,000.00	
22.	257,524-C	Tax Appraisal District of Bell County v Jennifer Pratt	Lot 15, Block 18, Evening Hollow Third Extension, City of Killeen, Bell County, Texas (Volume 2755, Page 165 of the Deed Records, Bell County, Texas), 1809 Kingwood Drive, Killeen, Texas 76543-3955 Account #94896 Judgment Through Tax Year: 2014	\$10,000.00	
23.	259,085-C	Tax Appraisal District of Bell County v Ernest Nunez	1.611 Acres, more or less, out of Abstract 6 of the M.F. Connell Survey, AKA Lot 4, Block 212, City of Belton, Bell County, Texas (Volume 3382, Page 685 and Volume 3382, Page 688 of the Deed Records, Bell County, Texas) Account #000000127673 Judgment Through Tax Year: 2014	\$13,100.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER & PURCHASE AMOUNT
24.	260,343-C	Tax Appraisal District of Bell County v John Robinson	Lot 37, Sherwood Shores VII Subdivision, Pecan Grove Section, Bell County, Texas (Volume 1001, Page 881), 2837 Pecan Drive Account #000000099870 Judgment Through Tax Year: 2014	\$750.00	
25.	263,589-C	Tax Appraisal District of Bell County v Northwest Home Builders, Inc. et al	1.642 Acres, more or less, out of Abstract 760 of the J. Smith Survey, Bell County, Texas (Volume 5749, Page 26), 20400 S. IH 35, Unit A, Salado, Texas 76571-6176 Account #99922 Judgment Through Tax Year: 2012	\$9,800.00	
26.	270,013-C	Tax Appraisal District of Bell County v Vonda Faye Truelove	0.904 Acre, more or less, out of Abstract 884 of the J.B. Wills Survey, City of Holland, Bell County, Texas (Volume 3156, Page 604, SAVE AND EXCEPT that property more particularly described in Volume 3508, Page 611; Volume 4728, Page 528; and Volume 4454, Page 217 of the Deed Records, Bell County, Texas), 309 Hackberry Road, Holland, Texas 76534-4101 Account #000000133580 Judgment Through Tax Year: 2013	\$2,000.00	
27.	271,400-C	Tax Appraisal District of Bell County v Noah Cobb	Lot 30, Block 1, West Ridge Subdivision, Phase II, City of Temple, Bell County, Texas (Volume 4440, Page 654, Bell County, Texas), 5424 Trailview Dr Account #109892 Judgment Through Tax Year: 2014	\$8,300.00	
28.	271,475-C	Tax Appraisal District of Bell County v Gina Marie Jackson	the West 36 Feet of Lot 22 and the East 24 Feet of Lot 23, Block 5, Hospital Heights Addition to the City of Temple, Bell County, Texas (Document #2011-33187 of the Official Public Records, Bell County, Texas), 1432 East Avenue E, Temple, Texas 76501-4703 Account #66626 Judgment Through Tax Year: 2014	\$6,800.00	
29.	271,601-C	Tax Appraisal District of Bell County v Elizabeth McFarland	Lot 4, Block 17, Evening Hollow 3rd Extension, City of Killeen, Bell County, Texas (Volume 4561, Page 653, of the Deed Records and Probate Cause #24,765, Bell County, Texas), 2010 Cedarview Drive, Killeen, Texas Account #70979 Judgment Through Tax Year: 2014	\$7,000.00	
30.	272,753-C	Tax Appraisal District of Bell County v Henry D. Lockhart	part of Lot 9 and part of Lot 8, Block 5, Broken Arrow Lake Estates Subdivision, Section One, City of Harker Heights, Bell County, Texas (Volume 1405, Page 635 of the Deed Records, Bell County, Texas), Tomahawk Drive, Harker Heights, Texas Account #65527 Judgment Through Tax Year: 2014	\$500.00	
31.	273,437-C	Tax Appraisal District of Bell County v Jean Clarke	Lot 763, Carrousel Section, Sherwood Shores VII Subdivision, Bell County, Texas (Volume 1149, Page 275, Bell County, Texas), 2912 Lesmar Account #21995 Judgment Through Tax Year: 2014	\$500.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER & PURCHASE AMOUNT
32.	274,237-C	Tax Appraisal District of Bell County v Albert Lopez	0.951 Acres, more or less, out of Abstract 512 of the J. Lewis Survey, Bell County, Texas ("Second Tract in" Volume 3304, Page 654 of the Deed Records, Bell County, Texas), Sunflower Lane, Bell County, Texas Account #58208 Judgment Through Tax Year: 2014	\$1,000.00	
33.	274,237-C	Tax Appraisal District of Bell County v Albert Lopez	0.949 Acres, more or less, out of Abstract 512 of the J. Lewis Survey, Bell County, Texas ("First Tract in" Volume 3304, Page 654 of the Deed Records, Bell County, Texas), 3798 Sunflower, Bell County, Texas Account #58207 Judgment Through Tax Year: 2014	\$700.00	
34.	274,237-C	Tax Appraisal District of Bell County v Albert Lopez	1.415 Acres, more or less, out of Abstract 512 of the J. Lewis Survey, Bell County, Texas (Volume 2662, Page 359 of the Deed Records, Bell County, Texas), 3740 Sunflower, Bell County, Texas Account #65970 Judgment Through Tax Year: 2014	\$2,000.00	
35.	275,658-C	Tax Appraisal District of Bell County v Joe Eddy Ramirez	Lot 1, Block 1, Bluebonnett Meadows Addition, Phase I, City of Troy, Bell County, Texas (Document #2012-42042, Bell County, Texas) Account #439992 Judgment Through Tax Year: 2014	\$3,700.00	
36.	275,658-C	Tax Appraisal District of Bell County v Joe Eddy Ramirez	Lot 2, Block 1, Bluebonnett Meadows Addition, Phase I, City of Troy, Bell County, Texas (Document 2012-42042, Bell County, Texas) Account #439993 Judgment Through Tax Year: 2014	\$4,700.00	
37.	275,658-C	Tax Appraisal District of Bell County v Joe Eddy Ramirez	Lot 1, Block 4, Bluebonnett Meadows, Phase I, City of Troy, Bell County, Texas (Document #2012-42046, Bell County, Texas), 311 Ramirez Account #440000 Judgment Through Tax Year: 2014	\$9,800.00	
RESALES					
<u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>					
38.	229,720-C	Tax Appraisal District of Bell County v James A. Randolph, Jr. et al	0.289 Acre, more or less, out of Abstract 385 of the T. Hughes Survey, City of Troy, Bell County, Texas (Volume 510, Page 435 and Volume 2130, Page 793 of the Deed Records of Bell County, Texas), 226 E. Bell Street, Troy, Texas 76579-2522 Account #000000096680 Bid in Trust 6/2/2015 Judgment Through Tax Year: 2014	\$2,000.00	
39.	251,065-C	Tax Appraisal District of Bell County v Manuel Rodriguez et al	West half of Lot 6 and the East half of Lot 6, Block 5, Ratliff Addition to the City of Rogers, Bell County, Texas (Volume 1273, Page 362 of the Deed Records, Bell County, Texas), 605 E. Prairie Avenue, Rogers, Texas 76569 Account #100428 and #100427 Bid in Trust 3/3/2015 Judgment Through Tax Year: 2013	\$500.00	