

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

**October 6, 2015 at 10:00AM**

**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](http://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](http://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](http://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 20<sup>th</sup> 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](http://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 OCTOBER 6, 2015:**

| TRACT | SUIT #    | STYLE  | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #   | MIN BID     | PURCHASER & PURCHASE AMOUNT |
|-------|-----------|--|---|-------------|-----------------------------|
| 1.    | 217,563-C | Tax Appraisal District of Bell County v Hillie Andam Gallegos AKA Hillie A. Gallegos et al | Lot 1 and the West 23.7 Feet of Lot 2, Block 3, Stadium Addition to the City of Killeen, Bell County, Texas (Volume 2655, Page 140 of the Deed Records of Bell County, Texas)<br>Account #000000038972<br>Judgment Through Tax Year: 2014                             | \$1,800.00  |                             |
| 2.    | 225,916-C | Tax Appraisal District of Bell County v Ivan R. Mcstay et al                               | Lot 33, Block 8, Marlboro Heights Addition to the City of Killeen, Bell County, Texas (Volume 4027, Page 120 of the Deed Records of Bell County, Texas), 701 Abercrombie Drive<br>Account #000000080379<br>Judgment Through Tax Year: 2014                            | \$1,000.00  |                             |
| 3.    | 231,546-C | Tax Appraisal District of Bell County v W.T. Whitehead et al                               | Part of Lots 1 and 2 (a tract 180 ft x 130 1/2 ft), Block 124, Roberts Addition to the City of Belton, Bell County, Texas (Volume 1160, Page 28 of the Deed Records, Bell County, Texas), 410 W. Avenue F<br>Account #000000127624<br>Judgment Through Tax Year: 2014 | \$1,000.00  |                             |
| 4.    | 239,724-C | Tax Appraisal District of Bell County v Byron Scott et al                                  | Lot 1, Block 3, Len Schwertner Subdivision First Extension to the City of Killeen, Bell County, Texas (Volume 6876, Page 508), 2111 Schwertner, Killeen, Texas 76543-3046<br>Account #125532<br>Judgment Through Tax Year: 2012                                       | \$11,400.00 |                             |
| 5.    | 244,457-C | Tax Appraisal District of Bell County v Marvin H. Evilsizer, Jr. et al                     | Lot 5, Block 12, Ramblewood Addition, Third Unit, City of Temple, Bell County, Texas (Volume 1481, Page 625 of the Deed Records, Bell County, Texas), 3206 Willow Road, Temple, Texas 76502-3032<br>Account #000000034328<br>Judgment Through Tax Year: 2012          | \$13,400.00 |                             |
| 6.    | 247,893-C | Tax Appraisal District of Bell County v Enrique Estrada et al                              | 4.989 Acres, more or less, out of Abstract 70 of the J Beal Survey, Bell County, Texas (Volume 3548, Page 395 of the Deed Records of Bell County, Texas), South Tanglewood Circle<br>Account #000000034477<br>Judgment Through Tax Year: 2013                         | \$11,000.00 |                             |
| 7.    | 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<br>Account #000000050247<br>Judgment Through Tax Year: 2011                    | \$4,700.00  |                             |
| 8.    | 248,759-C | Tax Appraisal District of Bell County v Wanda Sue Ratliff et al                            | Lot 5 and the South 1/2 of Lot 3, Block 17, Tal-Coe Place Addition to the City of Temple, Bell County, Texas (Volume 3571, Page 93 of the Deed Records of Bell County, Texas), 1211 South 15th<br>Account #000000131500<br>Judgment Through Tax Year: 2014            | \$1,500.00  |                             |

| TRACT | SUIT #    | STYLE  | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #   | MIN BID     | PURCHASER & PURCHASE AMOUNT |
|-------|-----------|--|---|-------------|-----------------------------|
| 9.    | 249,235-C | Tax Appraisal District of Bell County v Willie D. Wells, Jr. an heir et al | Lot 18, Block 2, Rose Addition, 2nd Unit to the City of Killeen, Bell County, Texas (Volume 911, Page 29 of the Deed Records, Bell County, Texas), 3107 Taft, Killeen, Texas 76543-4928<br>Account #000000126379<br>Judgment Through Tax Year: 2012                                 | \$6,000.00  |                             |
| 10.   | 249,874-C | Tax Appraisal District of Bell County v Mikerial Richardson et al          | Lot 1, Block 6, Pershing Place, Section 3, City of Killeen, Bell County, Texas (Volume 993, Page 265), 1524 Meadow Drive, Killeen, Texas 76549-1510<br>Account #98749<br>Judgment Through Tax Year: 2012  | \$8,500.00  |                             |
| 11.   | 257,516-C | Tax Appraisal District of Bell County v Barbara Moss et al                 | Lot 8, Block 2, Blankenship Subdivision, City of Killeen, Bell County, Texas (Volume 2768, Page 578 and Probate Cause #17,395 of the Deed Records, Bell County, Texas), 711 Henderson Street, Killeen, Texas 76541-4655<br>Account #000000077020<br>Judgment Through Tax Year: 2013 | \$2,000     |                             |
| 12.   | 266,218-C | Tax Appraisal District of Bell County v Sheritha Robinson                  | Lot 23, Block 3, Bridgewood Addition, Phase III, City of Killeen, Bell County, Texas (Volume 7132, Page 603 of the Deed Records, Bell County, Texas), 5203 Willamette Lane, Killeen, Texas 76549-5625<br>Account #000000398509<br>Judgment Through Tax Year: 2013                   | \$19,500.00 |                             |
| 13.   | 266,773-C | Tax Appraisal District of Bell County v Elpidio Martinez                   | a Manufactured Home Only, Label #TEX0178864 located on Space 46, Twin Oaks Mobile Home Park, City of Belton, Bell County, Texas, 326 Cottonwood Trail, Belton, Texas 76513-4281<br>Account #000000153372<br>Judgment Through Tax Year: 2014   | \$600.00    |                             |
| 14.   | 266,773-C | Tax Appraisal District of Bell County v Elpidio Martinez                   | a Manufactured Home Only, Title #75154 902, Serial #2500306, located on Space 31, Twin Oaks Mobile Home Park, City of Belton, Bell County, Texas, 326 Cottonwood Trail, Belton, Texas 76513-4281<br>Account #000000399420<br>Judgment Through Tax Year: 2014                        | \$1,800.00  |                             |
| 15.   | 269,825-C | Tax Appraisal District of Bell County v Gary Hoffman                       | Lot 2, Block 2, Pershing Place, Section 4, City of Killeen, Bell County, Texas (Volume 2184, Page 635 of the Deed Records, Bell County, Texas), 1305 Meadow Drive, Killeen, Texas 76549<br>Account #000000050616<br>Judgment Through Tax Year: 2014                                 | \$2,000.00  |                             |
| 16.   | 270,010-C | Tax Appraisal District of Bell County v Delores Adams                      | Lot 3, Block 4, Wanda Park Addition to the City of Killeen, Bell County, Texas (Volume 967, Page 309 of the Deed Records, Bell County, Texas), 2009 Wood Street, Killeen, Texas 76541<br>Account #000000000214<br>Judgment Through Tax Year: 2014                                   | \$1,000.00  |                             |

| TRACT | SUIT #    | STYLE  | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #  | MIN BID    | PURCHASER & PURCHASE AMOUNT |
|-------|-----------|--|--|------------|-----------------------------|
| 17.   | 270,019-C | Tax Appraisal District of Bell County v C.O. Mayfield, Jr. | Lots 1, 2 and the East 12 Feet of Lot 3, Block 16, Original Townsite to the City of Rogers, Bell County, Texas (Volume 1534, Page 337), Hwy 36, Rogers, Texas<br>Account #69789<br>Judgment Through Tax Year: 2014   | \$500.00   |                             |
| 18.   | 270,019-C | Tax Appraisal District of Bell County v C.O. Mayfield, Jr. | The West 18 Feet of Lot 3 and all of Lot 4, Block 16, Original Townsite to the City of Rogers, Bell County, Texas (Volume 2467, Page 613)<br>Account #63025<br>Judgment Through Tax Year: 2014   | \$500.00   |                             |
| 19.   | 271,027-C | Tax Appraisal District of Bell County v Michael L. Lazarus | a Manufactured Home Only, Label #PFS0927468, Serial #TXFL512A46576BH21 located in Bell County, Texas<br>Account #000000399858<br>Judgment Through Tax Year: 2013   | \$800.00   |                             |
| 20.   | 270,108-C | Tax Appraisal District of Bell County v I.W. Culp          | Lots 10, 11, 12, 13 and 14, Block 1, Culp Addition, to the City of Holland, Bell County, Texas (Volume 176, Page 137, of the Deed Records, Bell County, Texas)<br>Account #000000026481<br>Judgment Through Tax Year: 2014   | \$500.00   |                             |
| 21.   | 271,150-C | Tax Appraisal District of Bell County v Mayela Vargas      | Lot 12, Block 2, Twin Lakes Addition, Bell County, Texas (Document #2010-37590 of the Official Public Records, Bell County, Texas), 3592 Bassett Street, Bell County, Texas<br>Account #15229<br>Judgment Through Tax Year: 2013   | \$2,700.00 |                             |
| 22.   | 271,150-C | Tax Appraisal District of Bell County v Mayela Vargas      | Lot 11, Block 2, Twin Lakes Addition, Bell County, Texas (Document #2010-37590 of the Official Public Records, Bell County, Texas), 3598 Bassett Street, Bell County, Texas<br>Account #6174<br>Judgment Through Tax Year: 2013  | \$2,000.00 |                             |
| 23.   | 271,476-C | Tax Appraisal District of Bell County v Teresa D. Cruz     | the North 50 Feet of Lot 1, Block 7 and the North 50 Feet of Lot 1, Block 17, Jones and Moores Addition to the City of Temple, Bell County, Texas (Document #2012-22032 of the Official Public Records, Bell County, Texas), 603 South 13th Street, Temple, Texas 76504-5532<br>Account #102047<br>Judgment Through Tax Year: 2013               | \$2,700.00 |                             |
| 24.   | 271,934-C | Tax Appraisal District of Bell County v Sonja Lea Reynolds | 0.618 Acre, more or less (150 feet X 179 feet), out of Abstract 313 of the R.P. Forbes Survey, Bell County, Texas and a Manufactured Home, Serial #TXFLM12A14849FE, Label #TEX0456644, located at 6931 Owl Creek Park Road (Volume 8472, Page 160 of the Deed Records, Bell County, Texas)<br>Account #114759<br>Judgment Through Tax Year: 2013 | \$1,900.00 |                             |

| TRACT | SUIT #    | STYLE   | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #  | MIN BID     | PURCHASER & PURCHASE AMOUNT |
|-------|-----------|---|--|-------------|-----------------------------|
| 25.   | 272,249-C | Tax Appraisal District of Bell County v Charles Guthrie       | Lot 3, Block 2, A.B. Ater First Addition to the City of Rogers, Bell County, Texas (Volume 274, Page 455 and Volume 378, Page 427 of the Deed Records, Bell County, Texas), Bartlett Street, Rogers, Texas<br>Account #44385<br>Judgment Through Tax Year: 2014  | \$500.00    |                             |
| 26.   | 273,807-C | Tax Appraisal District of Bell County v R.O. Culverhouse      | One Acre, more or less, out of Abstract 1 of the J.N. Arocha Survey, City of Rogers, Bell County, Texas being that property described in Volume 558, Page 279 of the Deed Records SAVE AND EXCEPT all of that property described in Volume 573, Page 542, Volume 2400, Page 715, Volume 4982, Page 1 and Document #201400026830 of the Deed Records, Bell County, Texas and a 50 ft. x 50 ft. tract owned by the City of Rogers, Texas located in the Southeast Corner of this One Acre Tract., Mesquite Avenue and Rogers Cemetery Road, Rogers, Texas<br>Account #76381<br>Judgment Through Tax Year: 2014 | \$500.00    |                             |
| 27.   | 274,244-C | Tax Appraisal District of Bell County v Clarissa A. McDougle  | Lot 120, Lakeaire Subdivision, Section Two, Bell County, Texas (Volume 1273, Page 500 of the Deed Records, Bell County, Texas), 13298 Harbor Drive, Bell County, Texas<br>Account #70799<br>Judgment Through Tax Year: 2014  | \$500.00    |                             |
| 28.   | 275,662-C | Tax Appraisal District of Bell County v Christopher Bodenbach | 0.274 Acre, more or less, out of Abstract 385, of the T. Hughes Survey, City of Troy, Bell County, Texas (Document #2013-32237, Bell County, Texas), 209 Cypress<br>Account #29043<br>Judgment Through Tax Year: 2014  | \$3,500.00  |                             |
| 29.   | 275,664-C | Tax Appraisal District of Bell County v Valeriano Torres      | A 4 acre tract, more or less, in the W.G. Hill survey, Abstract 421, Bell County, Texas described in Volume 3978, Page 701 of the Deed Records of Bell County, Texas assessed on the tax roll under the following two tax accounts, to wit:<br>Account #104704 and #104705   | \$10,800.00 |                             |
| 30.   | 275,669-C | Tax Appraisal District of Bell County v Dakota Dawn Lamme     | Lot 7, Block 8, Robertson Addition, to the City of Temple, Bell County, Texas (Document #2013-22781, Bell County, Texas), 1012 S 2nd Street<br>Account #62362<br>Judgment Through Tax Year: 2014   | \$5,300.00  |                             |
| 31.   | 275,836-C | Tax Appraisal District of Bell County v Norma Cantu           | Lot 2, Block D, Nathan's Addition, to the City of Temple, Bell County, Texas (Document #2013-49946, Bell County, Texas), 1103 E Avenue D<br>Account #100211<br>Judgment Through Tax Year: 2014   | \$5,200.00  |                             |

| TRACT   | SUIT #    | STYLE  | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #   | MIN BID    | PURCHASER & PURCHASE AMOUNT |
|---|-----------|--|---|------------|-----------------------------|
| 32.   | 276,700-C | Tax Appraisal District of Bell County v Margaret Hodges              | 20.09 Acres, more or less, out of Abstract 1238 of the I & G N RR CO Survey, Bell County, Texas (Document #2008-00001667 SAVE AND EXCEPT that property described in Document #2008-00027219, Document #2009-39728 and Document #2011-00016355)<br>Account #48081, #136214, and #136198<br>Judgment Through Tax Year: 2014           | \$1,800.00 |                             |
| <b><u>RESALES</u></b><br><b><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></b> |           |  |   |            |                             |
| 33.   | 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<br>Account #000000096680<br>Bid in Trust 6/2/2015<br>Judgment Through Tax Year: 2014 | \$2,000.00 |                             |
| 34.   | 251,065-C | Tax Appraisal District of Bell County v Manuel Rodriguez et al       | All of Lot 6, Block 5, Ratliff Addition to the City of Rogers, Bell County, Texas (Volume 1273, Page 362 and Document No. 2015-00012757 of the Deed Records, Bell County, Texas), 605 E. Prairie Avenue, Rogers, Texas 76569<br>Account #100428 and #100427<br>Bid in Trust 3/3/2015<br>Judgment Through Tax Year: 2013             | \$500.00   |                             |
| 35.   | 270,110-C | Tax Appraisal District of Bell County v Twyana Bogle                 | Lot 1, Block 5, Original Townsite of Holland, Bell County, Texas ("Tract 1" in Document 2007-4776, of the Deed Records, Bell County, Texas), 301 Crockett<br>Account #000000015385<br>Bid in Trust 3/3/2015<br>Judgment Through Tax Year: 2013  | \$3,500.00 |                             |