

DELINQUENT TAX SALE
THE COUNTY OF CALLAHAN, TEXAS AND CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
CALLAHAN COUNTY, TEXAS

June 7, 2016 at 10:00 a.m.
Callahan County Courthouse, 100 West 4th, Baird, Texas

GENERAL INFORMATION REGARDING THE TAX SALE

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.
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to the Callahan County Sheriff's 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.
3. The amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher, and sums less than the given figure cannot be accepted. 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 (Sec. 33.51 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.

If you have any questions, please contact our office in Abilene at (325) 672-4870.

PROPERTIES TO BE SOLD ON JUNE 7, 2016:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-1961	The County of Callahan, Texas v David Melton et al	10 acres, more or less, Section 35, BBB & C Survey, out of Abstract 80, and a 14' x 76' Fleetwood Manufactured Home, Label #TEX0064420, Serial #TXFL1A831031602, Callahan County, Texas (Volume 550, Page 462 of the Deed Records, Callahan County, Texas) Account #R000001172/000000013912 Judgment Through Tax Year: 2013	\$5,000.00
2	T-1963	The County of Callahan, Texas v Allen Hurst et al	3 acres, more or less, of Northwest 1/4, Section 80, BBB & C RR Co. Survey, Abstract 1933, Callahan County, Texas (Volume 538, Page 268, Deed Records, Callahan County, Texas) Account #R000010225 Judgment Through Tax Year: 2014	\$3,000.00
3	T-2050	The County of Callahan, Texas v Skip Stanley	1.25 acres, more or less, Tract B, Lot 16, Oak Forrest Estates, City of Clyde, Callahan County, Texas (Vol. 28, Page 320, Official Public Records) Account #R000010614 Judgment Through Tax Year: 2014	\$1,000.00
4	T-2055	The County of Callahan, Texas v Phillip Prado	Lot 2, Block 89, Central Addition, City of Cross Plains, Callahan County, Texas (Vol. 177, Page 179, Official Public Records) Account #R000014222 Judgment Through Tax Year: 2014	\$200.00
5	T-2055	The County of Callahan, Texas v Phillip Prado	Lots 3 and 4, Block 89, Central Addition, City of Cross Plains, Callahan County, Texas (Vol. 177, Page 179, Official Public Records) Account #R000014223 Judgment Through Tax Year: 2014	\$2,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	T-2070	Eula Independent School District v Bonnie Jean Jordan et al	5.200 acres, more or less, Tract 12, Section 29, BBB & C Survey, out of Abstract 77, Callahan County, Texas (Volume 388, Page 688, Deed Records) Account #46654/R1089 Judgment Through Tax Year: 2014	\$3,500.00
7	T-2098	The County of Callahan, Texas v Gary Brown et al	Lot 4, Block 50, Original Townsite to the City of Clyde, Callahan County, Texas (Volume 162, Page 575, Official Public Records, Callahan County, Texas) Account #R000012426 Judgment Through Tax Year: 2014	\$1,200.00
8	T-2102	The County of Callahan, Texas v Danny W. Manley et al	PERSONAL MOBILE HOME, ABST 515 ACRES:0.000 Account #P000002779 Judgment Through Tax Year: 2014	\$2,000.00
9	T-2105	The County of Callahan, Texas v Cleve H. Young et al	Lot 5, and the South 1/2 of Lot 4, Block 2, Original Townsite of the Town of Clyde, Callahan County, Texas (Volume 375, Page 929 of the Deed Records, Callahan County, Texas) Account #R000012108 Judgment Through Tax Year: 2014	\$4,000.00
10	T-2112	Central Appraisal District of Taylor County v Donna Marie Wilson	2 acres, more or less, M.E. Crawford Survey 36, out of Abstract 1691, Callahan County, Texas (Vol. 47, Page 481, Official Public Records) Account #63590/R000009454 Judgment Through Tax Year: 2014	\$1,000.00