

**DELINQUENT TAX SALE
SHACKELFORD COUNTY APPRAISAL DISTRICT AND THE COUNTY OF CALLAHAN, TEXAS
SHACKELFORD COUNTY, TEXAS**

February 5, 2019 at 2:00 p.m.
Shackelford County Courthouse, 225. N. Main, Albany, 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. 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 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 Shackelford County Appraisal District. 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 beside each tract. 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, you may contact our office in Abilene at (325) 672-4870.

PROPERTIES TO BE SOLD ON FEBRUARY 5, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	2011-071	Shackelford County Appraisal District v W. Perry Talbott et al	10 acres, more or less, out of the University Survey #60, out of Abstract 1283, Shackelford County, Texas (Vol. 107, Page 459 of the Deed Records, Shackelford County, Texas) Account #12858 Judgment Through Tax Year: 2011 APPROXIMATE ADDRESS: N/A	\$4,000.00
2	2012-042	Shackelford County Appraisal District v Silverio Rosas et al	A 155' X 71.8' tract of land, more or less, and a House out of Abstract 746 of the T&P RR Co Survey #20, Block 11, Shackelford County, Texas (Volume 530, Page 63) Account #11786 Judgment Through Tax Year: 2014 APPROXIMATE ADDRESS: 665 GRIFFIN RD	\$2,000.00
3	2015-037	Shackelford County Appraisal District v Gary O. Stanley	the South 120' of the West 1/2 of Block 57, Jacob's Addition to the Town of Albany, Shackelford County, Texas (Vol. 490, Page 912, Official Public Records) Account #14647 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 640 S. 2ND	\$4,500.00
4	2015-037	Shackelford County Appraisal District v Gary O. Stanley	45' x 150' of the West 1/2 of Block 57, Jacob's Addition to the Town of Albany, Shackelford County, Texas (Vol. 490, Page 912, Official Public Records) Account #14646 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: N/A	\$1,800.00
5	2016-029	Shackelford County Appraisal District v Richard T. Lucas	6 acres, more or less, out of Abstract 752, UNIVERSITY, Section 102, Shackelford County, Texas, Account #11832 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 203 COUNTY RD 133	\$4,500.00
6	2018-029	Shackelford County Appraisal District v Larry Dan Breedon	Lots 5 and 6, SAVE and EXCEPT the East 12' of Lot 6, Block 23, Hilltop Subdivision of Block 23, Barre's Second Addition, Town of Albany, Shackelford County, Texas (Vol. 543, Page 569, Official Public Records), Account #14392 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 533 KENSHALO	\$6,500.00