

DELINQUENT TAX SALE - THE COUNTY OF STEPHENS, TEXAS, STEPHENS COUNTY, TEXAS

August 5, 2025 at 10:00 AM

Stephens County Courthouse, 200 W. Walker St., Breckenridge, Texas 76424

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 _____**. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT.**
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, property appraised as agricultural land and mineral interests. 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the _____ Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer (Section 34.015, Texas Tax Code).

If you have any questions, you may contact our office in Eastland at (254) 629-3538.

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: _____

PROPERTIES TO BE SOLD ON AUGUST 5, 2025:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV32221	The County of Stephens, Texas v Clarence Rudder et al	Lot 2, Block C, Pleasant View Estates Subdivision, Stephens County, Texas (Vol. 322, Page 372, Deed Records) Account #R000013752 Judgment Through Tax Year: 2022 Approximate Address: CR 217	\$8,600
2	CV32221	The County of Stephens, Texas v Clarence Rudder et al	Lot 3, Block C, Pleasant View Estates Subdivision, Stephens County, Texas (Vol. 345, Page 164, Deed Records) Account #R000013753 Judgment Through Tax Year: 2022 Approximate Address: CR 217	\$5,600
3	CV32357	The County of Stephens, Texas v Mark Dennis Funderburg	The South 73' of the North 482' of the West 100' of Tract 8, Walker-Caldwell Subdivision of the North 1/2 of Section 11, Lunatic Asylum Lands, Stephens County, Texas (Volume 2091, Page 100, Official Public Records) Account #R000014805 Judgment Through Tax Year: 2024 Approximate Address: 201 S Lowell	\$12,600
4	CV32830	The County of Stephens, Texas v Salem Sager	The West 45.5' of Lot 8, Block 17 and all of Lot 9, Block 17, all in Roselawn Addition, City of Breckenridge, Stephens County, Texas (Vol. 2076, Page 348, Official Public Records) Account #R000014099 Judgment Through Tax Year: 2024 Approximate Address: 212 W 6th	WITHDRAWN
5	CV33332	The County of Stephens, Texas v Helen Morris et al	Lot 28, Block 9, Lakeridge Heights Subdivision out of the Casper Whistler Survey, Stephens County, Texas (Vol. 1765, Page 71, of the Official Public Records, Stephens County, Texas) Account #R000012285 Judgment Through Tax Year: 2024 Approximate Address: 8329 CR 313	\$9,300
6	CV33332	The County of Stephens, Texas v Helen Morris et al	Lot 11, Block 9, Lakeridge Heights Subdivision out of the Casper Whistler Survey, Stephens County, Texas (Volume 1765, Page 71, of the Official Public Records, Stephens County, Texas) Account #R000043222 Judgment Through Tax Year: 2024 Approximate Address: FM 2231	\$2,800
7	CV33425	The County of Stephens, Texas v Rachel Stone	The South 50' of the West 1/2 of Lot 3, Block 2, Walker South Side Addition, City of Breckenridge, Stephens County, Texas (Volume 2144, Page 543 & Tract 3: Volume 1278, Page 285, Official Public Records, Stephens County, Texas) Account #R000015122 Judgment Through Tax Year: 2024 Approximate Address: 714 S Rose	\$3,100
8	CV33467	The County of Stephens, Texas v Jane A. Hodges et al	160 Acres being the Southeast 1/4 of Section 84, Block 6, T & P RR Co. Survey, out of Abstract 2243, Stephens County, Texas (Volume 2102, Page 592 of the Official Public Records, Stephens County, Texas) Account #R000020418 Judgment Through Tax Year: 2024 Approximate Address: 13739 FM 1852	\$16,300
9	CV33467	The County of Stephens, Texas v Jane A. Hodges et al	173 Acres, more or less, out of Section 80 and 85, Block 6, T & P RR Co. Lands, Stephens County, Texas (Volume 2102, Page 592 of the Official Public Records, Stephens County, Texas) Account #R000035788 Judgment Through Tax Year: 2024 Approximate Address: N/A	\$3,000
10	CV33469	The County of Stephens, Texas v L.E. Hill, et al	A 14' x 76' Manufactured Home, Label #HWC0074508, Serial #TWIALAS17870, located in Stephens County, Texas Account #D000059600/R000043471 Judgment Through Tax Year: 2024 Approximate Address: 348 CR 210	\$5,100
11	CV33505	The County of Stephens, Texas v Jacob A. Herring et al	Lot 4, Block G, Country Club Estates, City of Breckenridge, Stephens County, Texas (Volume 2068, Page 232 of the Official Public Records, Stephens County, Texas) Account #R000010355 Judgment Through Tax Year: 2024 Approximate Address: 8 Northglen Rd	\$32,000

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12	CV33522	The County of Stephens, Texas v Larry Stovall, Jr.	Being Lot 8, Block 9, Lakeridge Heights Subdivision out of the Casper Whistler Survey, Abstract 928, City of Breckenridge, Stephens County, Texas (Volume 1945, Page 133, Official Public Records, Stephens County, Texas), Account #R000012278 Judgment Through Tax Year: 2024 Approximate Address: 8210 FM 2231 W	WITHDRAWN
13	CV32618	The County of Stephens, Texas v John Strickland et al	50' x 140' of Block 64 of the Original Townsite of the Town of Breckenridge, Stephens County, Texas (Vol. 2095, Page 600, Official Public Records) Account #R000013653 Judgment Through Tax Year: 2020 Approximate Address: 302 N Parks	\$3,800
14	CV32618	The County of Stephens, Texas v John Strickland et al	the West 50' of the South 100' of the East 150' of the Block 64, Original Townsite of the City of Breckenridge, Stephens County, Texas (Vol. 2095, Page 600, Official Public Records) Account #R000013647 Judgment Through Tax Year: 2020 Approximate Address: W Dyer	\$1,500
15	CV33521	The County of Stephens, Texas v Mary Ruiz, et al	Being Lot 2, Block 13, East Breckenridge Subdivision in the City of Breckenridge, Stephens County, Texas (Volume 2075, Page 330, Official Public Records, Stephens County, Texas), Account #R000010533 Judgment Through Tax Year: 2024 Approximate Address: 904 E Elm	\$3,600
16	CV33521	The County of Stephens, Texas v Mary Ruiz, et al	Being the South 88 feet of Lot 1, Block 13, East Breckenridge Subdivision to the City of Breckenridge, Stephens County, Texas (Volume 1308, Page 205, Official Public Records, Stephens County, Texas), 900 E Elm Account #R000010531 Judgment Through Tax Year: 2024 Approximate Address: 900 E Elm	\$38,000
17	CV33462	The County of Stephens, Texas v Roxanna Fain Perez, et al	the North 36' of the East 26.65' of Lot 4, the North 75' and South 75' of Lots 5 and 6, Block 5, East Breckenridge Addition, City of Breckenridge, Stephens County, Texas (Vol. 2082, Page 123, Official Public Records) Account #R000010483 Judgment Through Tax Year: 2024 Approximate Address: 300 N Hartford	\$5,300
18	CV33452	The County of Stephens, Texas v Brent Newbrough, et al	Being Lots 8 and 9, Block 5, Arlington Heights Subdivision, City of Breckenridge, Stephens County, Texas (Volume 2194, Page 536 & Volume 1733, Page 168, Official Public Records, Stephens County, Texas) Account #R000010064 Judgment Through Tax Year: 2024 Approximate Address: 416 W 7th	\$7,500
19	CV33472	The County of Stephens, Texas v Cassandra Bell, et al	Being Lots 5 and 6, Block 23, East Breckenridge Addition to the City of Breckenridge, Stephens County, Texas (Volume 2170, Page 315, Official Public Records, Stephens County, Texas) Account #R000010592 Judgment Through Tax Year: 2023 Approximate Address: 301 N Butte St	\$3,800
20	CV33472	The County of Stephens, Texas v Cassandra Bell, et al	Being the surface only of the South 50 feet of Lots 7, 8, and 9, Block 23, East Breckenridge Addition to the City of Breckenridge, Stephens County, Texas (Volume 1165, Page 142, Official Public Records, Stephens County, Texas) Account #R000045152 Judgment Through Tax Year: 2023 Approximate Address: 305 N Butte St	\$5,000
21	CV33472	The County of Stephens, Texas v Cassandra Bell, et al	Being the South 1/2 of Lots 7 and 8, Block 63, Walker-Caldwell Subdivision to the City of Breckenridge, Stephens County, Texas (Volume 1968, Page 353, Official Public Records, Stephens County, Texas) Account #R000014976 Judgment Through Tax Year: 2023 Approximate Address: 403 N Jackson St	\$2,700
22	CV33472	The County of Stephens, Texas v Cassandra Bell, et al	Being the North 1/2 of Lots 7 and 8, Block 63, Walker-Caldwell Subdivision to the City of Breckenridge, Stephens County, Texas (Volume 1968, Page 353, Official Public Records, Stephens County, Texas) Account #R000014977 Judgment Through Tax Year: 2023 Approximate Address: 1511 E Connell St	\$5,800

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23	CV33472	The County of Stephens, Texas v Cassandra Bell, et al	Being the surface only of Lots 9 and 10, Block 63, Walker-Caldwell Subdivision out of Section 11, Lunatic Asylum Lands, Stephens County, Texas (Volume 2170, Page 315, Official Public Records, Stephens County, Texas) Account #R000014979 Judgment Through Tax Year: 2023 Approximate Address: 1500 E Connell St	\$3,400
24	CV33470	The County of Stephens, Texas v Gerardo Duron	Being the surface only of Lot 3, Block 12, Hi Mount Addition to the City of Breckenridge, Stephens County, Texas (Volume 1952, Page 12, Official Public Records, Stephens County, Texas) Account #R000011424 Judgment Through Tax Year: 2023 Approximate Address: 602 Dunnigan St	\$2,800
25	CV33109	The County of Stephens, Texas v Steve Martin	The North 48' of Lot 1, Block 1, Walker South Side Addition, City of Breckenridge, Stephens County, Texas (Volume 2152, Page 311 of the Official Public Records, Stephens County, Texas) Account #R000015109 Judgment Through Tax Year: 2023 Approximate Address: 602 S Rose Ave	\$3,900
26	CV32112	The County of Stephens, Texas v Eddie Boyd et al	Lot 11, Block 11, Miller Subdivision, first filing of Hanks Addition to the City of Breckenridge, Stephens County, Texas (Volume 1817, Page 277, Official Public Records) Account #R000012687 Judgment Through Tax Year: 2020 Approximate Address: 403 S Pecan	\$2,400