

**DELINQUENT TAX SALE
LYNN COUNTY APPRAISAL DISTRICT
LYNN COUNTY, TEXAS**

**October 3, 2023, at 10:00 AM
Lynn County Courthouse, 1501 S. 1st, Tahoka, 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 for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property **with cash (in exact change) or a cashier's check payable to the Lynn 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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 Jessie Nixon at our office in Lubbock at (806) 281-0775.

*****THIS LIST IS SUBJECT TO CHANGE. PLEASE CHECK WITH THE APPRAISAL DISTRICT PRIOR TO SALE FOR ANY CHANGES IN AVAILABILITY.*****

PROPERTIES TO BE SOLD ON OCTOBER 3, 2023:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	18-11-02835	Lynn County Appraisal District v Carolina Montes Benavidez et al	Lots 1 and 2, Block 85, Original Town of O'Donnell, Lynn County, Texas (Vol. 312, Page 448, Deed Records) Account #1747000001 Judgment Through Tax Year: 2022 Approximate Address: 701 Nassau Rd, O'Donnell	\$5,200.00
2	20-02-02871	Lynn County Appraisal District v Ricky Hall et al	The North 55' of Lots 14, 15 and 16, Block 48, North Tahoka Addition, City of Tahoka, Lynn County, Texas (Vol. 429, Page 896, Official Public Records, Lynn County, Texas) Account #8151000001 Judgment Through Tax Year: 2022 Approximate Address: 2109 Avenue L, Tahoka,	\$4,200.00
3	21-06-02939	Lynn County Appraisal District v Natalia Rodriguez	Lots 5 and 6, Block 133, Original Townsite of the Town of Wilson, Lynn County, Texas (Vol. 235, Page 671 and Vol. 236, Page 434, Deed Records) Account #9606000001 Judgment Through Tax Year: 2022 Approximate Address: 1211 Dreyer Ave, Wilson	\$8,600.00
4	22-05-02967	Lynn County Appraisal District v Flora Gutierrez et al	Lot 3, Block 33, Original Townsite of the Town of Tahoka, Lynn County, Texas (Volume 445, Page 619 of the Official Public Records, Lynn County, Texas) Account #60553000001 Judgment Through Tax Year: 2022 Approximate Address: 1713 S 2nd St, Tahoka	\$4,500.00
5	22-09-02971	Lynn County Appraisal District v Christopher Shaw	All lots 7-8, Block 58, Original Town of O'Donnell, Lynn County, Texas (Volume 394, Page 391 of the Official Public Record, Lynn County, Texas) Account #5911000001 Judgment Through Tax Year: 2022 Approximate Address: 212 6th St, O'Donnell	\$4,000.00
6	22-10-02976	Lynn County Appraisal District v Jonathan J. Ortiz	All of Lots 1 and 2, and the East 1/2 of Lot 3, Block 62, Original Town of O'Donnell, Lynn County, Texas (Instrument# 2020-1218 of the Official Public Records, Lynn County, Texas) Account #1472000001 Judgment Through Tax Year: 2022 Approximate Address: 501 Small St, O'Donnell	\$4,300.00
7	22-10-02977	Lynn County Appraisal District v Rosalinda Guitierrez	Lot 3, Block 25, Original Town of Tahoka, Lynn County, Texas (Volume 323, Page 752 of the Deed Records, Lynn County, Texas) Account #3648000001 Judgment Through Tax Year: 2022 Approximate Address: 1805 S 1st St, Tahoka	\$7,100.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	22-10-02977	Lynn County Appraisal District v Rosalinda Guitierrez	The East 1/2 of Lot 2, Block 25, Original Town of Tahoka, Lynn County, Texas (Volume 425, Page 561 of the Official Public Records, Lynn County, Texas) Account #11690000001 Judgment Through Tax Year: 2022 Approximate Address: 1807 S 2nd, Tahoka	\$1,200.00
9	23-04-02981	Lynn County Appraisal District v Monica Delgado	Lots 18, 19, and 20, Block 80, North Tahoka Addition, City of Tahoka, Lynn County, Texas (Volume 435, Page 157 of the Official Public Records, Lynn County, Texas) Account #7593000001 Judgment Through Tax Year: 2022 Approximate Address: 2429 N Main St, Tahoka	\$3,500.00