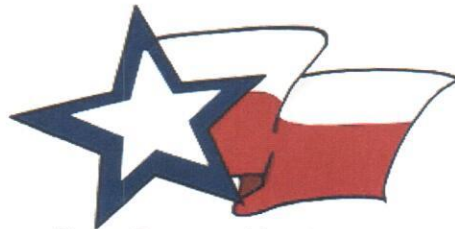
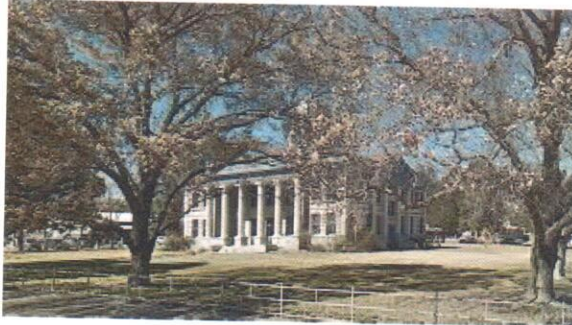


TRUST PROPERTY LISTING

FOR THE

VALENTINE, TEXAS

October, 2019



Texas Communities Group, LLC ©

TEXAS COMMUNITIES GROUP, LLC

806.839.2724/806.TEXASCG

bid online at www.texascg.com

info@texascg.com

THE BID PROCESS

A bid will **NOT** be accepted if the bidder or the designated purchaser by the bidder....



- owes delinquent taxes on other property in the county;
- owes an unpaid fine or fee to the municipality and/or county where the property is located; or
- owns other property in the municipality/county that is subject to existing penalties for codes enforcement.

- A bid may be denied if the amount is deemed an insufficient dollar amount for the property.
- A bid may also be denied if the information submitted does not properly identify the bidder or purchaser.

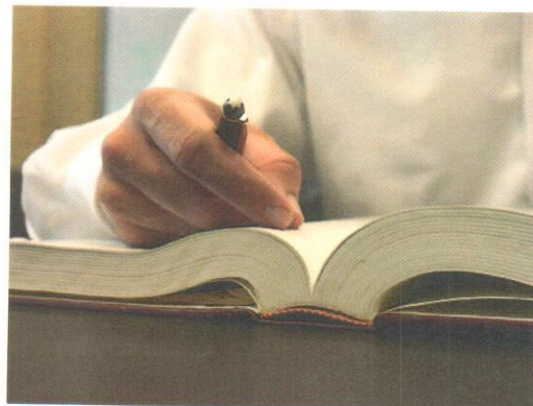


- The minimum bid that will be considered is **\$50.00** plus any additional deed and recording fees.

The participating governmental entities reserve the right to reject or accept any bids for any reason.

BEFORE YOU BID

Please satisfy yourself as to the validity of the legal description, the physical address, actual boundaries, and any easements or covenants tied to the property. The local appraisal district has maps and plats, in addition to legal descriptions and physical location information which is open to the public. The county clerk's office has all deed information, and again, these records are open to the public. You may also want to seek legal counsel on your behalf, if you so choose.



- The property addresses and pictures are provided for your information in determining the location of the property, but may not be what is actually conveyed by the legal description. The address and photo of the property are for use as an aid only and are not binding of any sale. The pictures may contain property which is not included in the purchase. Again, it is your responsibility to satisfy yourself as to the validity of the legal description, the physical address, actual boundaries, and any easements or covenants tied to the property.

The property you purchase is sold “as is, where is, and without warranty, express or implied, as to the condition of the property, title, or use to which the property may be put and restricted to the property described in the legal description obtained by the entities through foreclosure.”

- Winning bidder will be notified via e-mail or by phone. Upon receipt of your payment, a tax resale deed will be prepared and mailed to all government entities. If all of the appropriate entities approve a bid, we will then send the deed to be recorded. The recorded deed will then be forwarded to the individual at the address that accompanied your successful bid.
- Please identify all individuals or companies you want to be named as owner in your bid. That owner information will be used in the preparation of the deed. Once the deed is prepared and recorded, no further changes will be made on the part of the participating governmental entities.
- Please make a separate bid for each property you wish to purchase.
- Winning bidders are responsible for paying any *current* year taxes due on the property.
- Bid sheets are located at the back of this catalog or you may bid online at www.texascg.com.



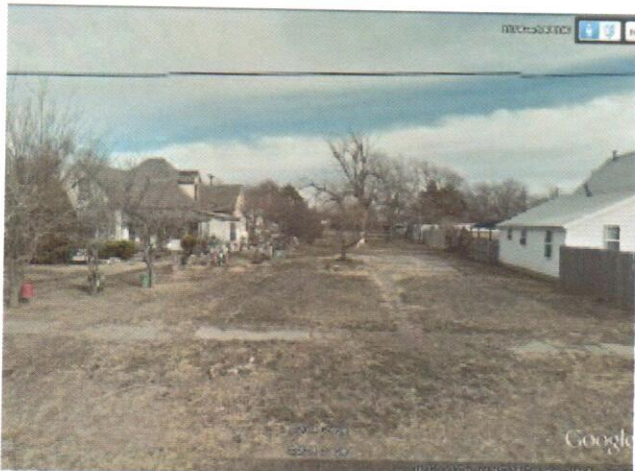
For questions please contact:

TEXAS COMMUNITIES GROUP, LLC
806.839.2724
806.TEXASCG
info@texascg.com

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HOW MUCH CAN I BID?

The minimum bid that will be considered is \$50.00 plus any additional deed and recording fees. The current value is listed for your information, but that is NOT the "minimum" bid. Bid what you think will win the property based on its importance to you! Just be prepared to pay that figure should your bid be accepted!



Location of
Property

106 N DALLAS AVE

Legal
Description

All of Lot No. 2 of the Drake Subdivision of the West one-half (W/2) of Block No. 6 of the Rush Addition to the Town of Tulia, Swisher County, Texas

Appraisal
District ID

Current
Value

Property ID: R19517

CAD Value: \$ 1,250

Your Bid?????

You determine your own bid above the minimum. What would you pay for the property?

You pay the amount of your bid + deed fee(\$50) + recording fee (\$varies).

\$ _____.

Not the Minimum Bid

Texas CG | Lubbock, Texas

PO Box 792, Lubbock, TX 79408

Phone: 806-839-2724 Fax: N/A



Washington Ave., Valentine, TX

North Half (N/2) of Lot Eight (8), in Block Twenty-four (24), of Bell Unit 1, to the City of Valentine, Jeff Davis County, Texas

Property ID: B150-001-0240008A Appraised Value: \$16260

Bid Sheet

Name of Bidder:

Owners to be listed
on the deed:

Bidder Address:

Phone Number:

Email Address:

Confirm Property ID you are purchasing:

Ex: R12345

Date Bid Submitted:

Time:

Amount of Bid:

\$ _____ . _____

Complete this form and return to:

Texas Communities Group

PO Box 792

Lubbock, TX 79408

© Texas Communities Group, LLC

Bid Sheet

Name of Bidder:

Owners to be listed on the deed:

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Email Address:

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Lubbock, TX 79408

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