

DELINQUENT TAX SALE
NORMANGEE INDEPENDENT SCHOOL DISTRICT, OAKWOOD INDEPENDENT SCHOOL DISTRICT, THE COUNTY OF LEON,
TEXAS, BUFFALO INDEPENDENT SCHOOL DISTRICT, CENTERVILLE INDEPENDENT SCHOOL DISTRICT, LEON
INDEPENDENT SCHOOL DISTRICT AND THE CITY OF CENTERVILLE, TEXAS
LEON COUNTY, TEXAS

June 6, 2017 at 1:30 P.M.

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 **Leon County Tax 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.
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.
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.
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 Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
1	T-11-319	Normangee ISD v Scott Wzig Enterprises, Inc.	Lts 7, 8 & 9, Blk 32, Normangee (V11/P1 Map Record) #601111000001	\$7,700.00
2	T-11-371 & T-05-358	Oakwood ISD v Faye Whitlock et al	18.750 Acs, A# 1292, W.H. Jones Surv (V1008/P895) 1575 CR 277 #628243000001	\$12,660.94
3	T-11-425 & T-09-168	Leon ISD et al v Elba Huffman et al & Leon ISD v Alda I McClary aka Alda Ritchie et al	Lts 8, 9 & 10, Blk 174, Marquez (V686/Page 868) 313 Austin St, Marquez #617467000001 & 05110-00000-000000	\$27,391.53
4	T-13-137	Leon Co. v Frankie Johnson et al	0.50 Ac assessed as 1.00 Ac, A-1232, H.A. Boyd Surv, Oakwood (V546/P538) #01232-08400-00000-000000	\$6,178.48
5	T-13-390	Centerville ISD v Herman L. Moten, Jr. et al	13.00 Acs A-11 William Johnson Surv (V237/P076) #00011-05400-00000-000000	\$8,728.44
6	T-13-489	Buffalo ISD v Bonnie Baker et al	0.26 Ac A-479 N. Keen Surv, Buffalo (V398/P317) #00479-02900-00000-000000	\$5,957.94
7	T-15-153	Leon Co. v Joe Aleman et al	12.735 Acs, assessed as 12.98 Acs A# 2, Shelton Allphin Surv, aka Lt 5A, Blk 1, Sunshine Acs Addn (V1451/P887) PR 1195, Centerville #09900-00330-00000-000000	\$4,415.65
8	T-15-157	Buffalo ISD v Johnny Worley et al	12.88 Acs A-820 R. Steel Surv (V873/P444 S/E V1254/P750 & V1262/P598) 481 CR 294, Oakwood #00820-01600-00000-000000	\$3,050.51
9	T-15-242	Leon Co. v James R. Eldridge et al	0.45 Ac, Lts 4, 5 & 6, Blk 30, Oakwood & a MH, 1999, Southern Energy, 28 feet x 76 feet, Label #NTA0882952, Serial #DSE2AL13218A (V1025/P486) 201 River Bend Rd #08700-19000-00100-000000 & 706687	\$7,576.08
10	T-15-349 Buffalo ISD v Kimberly N. Williams et al		2.96 Acs A-965 T. S. Walker Surv, Buffalo 909 S Center St (V1233/P623) #00965-03440-00000-000000	\$5,185.12
11			MH #15000-14800-00000-000000	\$1,069.22
12	T-15-351	Buffalo ISD v Lee R. McLerran, Jr. et al	34.68 Acs, A-499, C. Laing Surv (V587/P669 & V1132/P311) 9519 FM 1511 Oakwood #00499-01601-00100-000000	\$6,800.68
13	T-15-432	Leon Co. v Yolanda Sandles Yell	Lts 3 & 4, Blk 7, E. Normangee (V1184/P393) #07700-04200-00000-000000	\$7,291.76
14	16-0140CV	Buffalo ISD v Charlie Scott, Trustee	0.50 Ac, A- 954, J. W. Walker Surv, (V738/P826) #00954-06060-00000-000000	\$4,000.00
15	16-0163CV Leon ISD v E.B. Gillen et al		1.00 Ac, A-12 C. Marquez Surv, Marquez (V1409/P490) 745 Commerce #0001253200000100000000	\$4,847.71
16			0.011972 RI, Valence Operating Ira Gillen Wells #1&3 (01), #913663000001 & #000073910032727	\$1,503.54
17	16-0176CV	Leon ISD v Charles J. Saul et al	44.57 Acs, A-429 S. Irwin Surv (V1151/P131) #00429-01000-00000-000000	\$12,874.41
18	16-0198CV	Leon ISD v Raymond Johnson et al	10.00 Acs, J. Fuller Surv A-272 (V140/P288) #00272-01000-00000-000000	\$4,974.41
19	16-0267CV	Leon Co. v Susan Beckworth et al	5.20 Acs, Lt 7, Blk 3, Sunshine Acs, (Envelope 101, Plat Records) #602431000001	\$3,747.02
20	16-0267CV	Leon Co. v Susan Beckworth et al	4.07 Acs, Lts 8 & 9, Blk 3, Sunshine Acs (Envelope 101, Plat Records) #602432000001	\$1,886.61
21	T-14-447	Buffalo ISD v Donnie D. Sanders et al	S 1/2 Lt 9, Blk 34, OT Buffalo (V893/P322) 101 Jones St. Buffalo #02100-18300-00000-000000	\$30,365.14
22	T-15-159	Leon ISD v Lisa Marie Walker	3.58 Acs, A-356, H. Huckner Surv, (V1198/P286) 10375 CR 339, Jewett #00356-00200-00530-000000	\$2,651.13

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
23	T-15-159	Leon ISD v Lisa Marie Walker	5.81 Acs, A-356, H. Huckner Surv (V615/P318, V1316/P111 & V1262/P340) #00356-00200-00490-000000, #00356-00200-00430-000000/00356-00200-00430-000010 10376 CR 339, Jewett	\$1,578.20
24	T-15-239	Leon Co. v Roy Crush et al	2.53 Acs, A-605 Wm. H. McFarland Surv, (V1246/P233) #00605-01000-00000-000000	\$2,197.17
25	T-15-240	Leon Co. v Frances Allen	1.61 Acs, A- 466, P.B. King Surv (V529/P957) FM 1119 #00466-01010-00000-000000	\$2,857.34
26	T-15-467	Leon Co. v Monroe Pickard et al	0.50 Ac, A-483, Wm. Little Surv, (V406/P21 & V388/P269) #00483-32800-00000-000000	\$6,066.61
27	16-0238CV	Leon ISD v Sherry Jebousek	10.07 Acs, A# 126, L. Boulware Surv, (V921/P52) #00126012000000000000/613780000001	\$3,687.47
28	16-0183CV	Buffalo ISD v Cedric Rundle et al	4.99 Acs Jennifer Land Company Surv Tr 18 Buffalo (Erve) Orig 187 B Plat Records & V 1242/P694 #03400-00148-00000-000000	\$4,643.35
<p>RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></p>				
29	T-09-392	Leon ISD v Ramiro Garza, Jr. et al	1.36 Acs, John L. Wall Surv (AKA Thomas Toby Surv), A-887, assessed as 1.02 Ac, A# 887 T. Toby Surv, Tr 11 (V537/P240) #613181000001 (Bid in Trust 7/5/2011)	\$3,000.00
30	T-12-21	Oakwood ISD v Shirley Jean Stringfield	Undivided int. in 14.36 ac., A- 1273, J Sims Surv, (V372/P77 & V372/P73) #01273-01800-00400-000000, 616622000001 & 701724000001	\$4,500.00
31	T-12-370	Centerville ISD v Paula P. Marxen Baker et al	33.005 Acs, A-399 A. Hughes Surv, (V393/P224) #00399-02400-00000-000000 (Bid in Trust 6/3/2014)	\$55,449.39
32	T-13-138	Leon Co. v Leslie Gipson, Jr.	17.74 Acs, A- 655 R. Owens Surv, (V489/P405) #00655-01600-00000-000000 (Bid in Trust 2/2/2016)	\$23,000.00
33	T-14-327	Leon Co. v Lendon Isadore et al	Lt 6, Blk 8, Elmer P. Ward Subd #1, Centerville (V435/P228) #10400-00900-00000-000000 (Bid in Trust 2/2/2016)	\$1,800.00
34	T-14-490	Leon Co. v Bandieny, Lamburt & Locke, L.P.	1.0 Acs, A- 81, W.W. Byers Surv, (V258/P717) #00081-04700-00000-000000 (Bid in Trust 6/7/2016)	\$2,450.00