

DELINQUENT TAX SALE
LA VEGA INDEPENDENT SCHOOL DISTRICT, MCLENNAN COUNTY EDUCATION DISTRICT, CONNALLY INDEPENDENT SCHOOL DISTRICT, THE CITY OF WACO, TEXAS, WACO INDEPENDENT SCHOOL DISTRICT, THE CITY OF LORENA, TEXAS AND MIDWAY INDEPENDENT SCHOOL DISTRICT
MCLENNAN COUNTY, TEXAS

August 1, 2017 at 2:00 p.m.
Courthouse Steps, Waco, 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, money order or a cashier's check payable to McLennan County District Clerk**. 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.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Constable'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 AUGUST 1, 2017:

| PROP # | CAUSE # | STYLE | PROP DESCRIPTION, ADDRESS, ACCT # | MIN. BID |
|--------|---|---------------------------------------|--|----------------------|
| 1 | 2006-3420-5 | LaVega ISD v Frank Erby Jr | Lt D, Blk D, J Matthews Heirs Addn, Bellmead (V1086/P297) 2107 Taylor #280310000024013 | \$10,153.00 |
| 2 | 2010-1359-4 | Connally ISD v Willie Rhynes | Lt 40, Blk 11, Lincoln Subd, Pt 2 S Burton Surv (#2001024813) Frostdale #200316000167007 | \$9,305.91 |
| 3 | 2011-2465-3 | Waco v Larry Hopkins | Lt 9, Blk 18, Highland Place Addn (V1312/P230) 3125 Bosque #480226000228006 | \$14,429.06 |
| 4 | 2011-4247-5 | LaVega ISD v Tony Perez | Lts 6, 7, B7 & C8, Blk 3, Fannin Addn (V1507/P512 & V1611/P771) 1511 Travis, #280150000045027 & #280150000045003 | \$21,639.58 |
| 5 | 2012-779-3 | Lorena v James Dustin Atkinson | 1.623 Ac, Thomas Thatcher Surv, Lorena (V695/P315) 601 Old Rosenthal Rd, #300847000005030 | \$14,838.22 |
| 6 | 2012-3417-4 | Connally ISD v Ikemia M Steward | Lt 9, Blk 10, Lincoln City Addn, No 2 (V1787/P876) Frostdale #200316000108006 | \$4,630.00 |
| 7 | 2012-4597-4 | LaVega ISD v John Dees | Lt 12, Blk 1, Alamo Gardens Addn, Pt 1, Bellmead (#2002025149 & #2002025150) 113 San Pedro #280005000013000 | \$13,676.70 |
| 8 | 2012-4908-3 | LaVega ISD v Dale Gross | 0.392 Ac, Sec 7, Range 9, Subd Tomas De La Vega 11 League Grt, Bellmead (V1557/P668) 603 Camp Ground #280570000495008 | \$44,570.00 |
| 9 | 2013-1088-4 | Midway ISD v Richard O Garcia | Lt 6, Blk 8, Oakdale Addn (V1147/P495) White Oak #362500000065001 | \$21,750.00 |
| 10 | 2013-1680-3 | Connally ISD v Jason Walpole | Lt A14, Blk 4, Interurban Addn (#2009039026) 405 S Charles, Elm Mott #200281000072007 | \$6,187.43 |
| 11 | 2013-2155-5 | Connally ISD v Charles Edward Johnson | Lt 1, Blk 6, Lincoln City Subd, Pt 1, S Burton Surv (V1214/P171) 442 Bunche #200316000056003 | \$26,918.98 |
| 12 | 2013-3698-4 Connally ISD v Jessie Mae Williams | | Lts 1, 2, 3, 4 & 5, Blk 14, Lincoln City Subd, Oakdale (V1097/P741) #200316000210002, #200316000208009, #200316000211009, #200316000209005 | \$12,720.72 |
| 13 | | | 0.20 & 0.19 Ac Trs, Samuel Burton League (V1566/P46) #200077000171094 & #200077000171082 | \$4,440.21 |
| 14 | | | 7 0.20 Ac Trs & 3 0.19 Ac Trs, Samuel Burton League (V1617/P534) #200077000171133; (V1617/P534) #200077000171121; (V1617/P534) #200077000171110; (V1617/P534) #200077000171108; (V1406/P547) #200077000171045; (V1406/P547) #200077000171057; (V1406/P547) #200077000171069; (V1406/P544) #200077000171021; (V1406/P544) #200077000171033 & (V1406/P544) #200077000171010 | \$12,069.50 |
| 15 | | | Lt 4, Blk 17, Lincoln Subd, Pt 2 S Burton Surv (V1070/P839) Melondale #200316000253000 | \$2,696.60 |
| 16 | | | 2013-4151-4 | Waco v Tonya Rodgers |
| 17 | 2014-1157-5 | LaVega ISD v Kathryn Hooper | Lt 19, Blk 9, Oaklawn Terrace Addn, Bellmead (V1682/P666) 1206 Oaklawn #280370000176008 | \$12,700.29 |
| 18 | 2014-1659-4 | Waco v Paul Washington | Lt B6A7, Blk 1, M. Renick Addn (V535/P167 & #2005045687 OPR) 1133 Renick #480346010008000 | \$9,664.54 |
| 19 | 2014-2426-4 | Waco v EROS Properties LLC | Lt 18, Blk 5, Carver Park Addn (V830/P42) 921 Harlem #480078020070007 | \$3,730.02 |
| 20 | 2014-2487-4 | Waco v Mary K Croney | Lt 16, Blk 1, Beall Nelson Subd (V1179/P69) 321 N 11 #480032000013001 | \$12,043.51 |
| 21 | 2014-3820-4 | Waco v JC Goodwin | Lt B, Blk A, Campbells ReSubd (V86/P164 OPR) 2137 Hermanson #480074010002007 | \$10,076.78 |
| 22 | 2015-1805-5 | Waco v Janice E Hopper | Lt 10, Blk 62, Dean Addn (#2011025594 OPR) 2801 Lyle #480122000825009 | \$6,117.65 |
| 23 | 2015-1832-4 | Waco v Catharine Haliburton | Lt 5, Blk 23, Carver Park Addn (V1034/P547) 716 Lenox #480078020329000 | \$9,676.13 |
| 24 | 2015-2391-5 | LaVega ISD v Roshan LLC | Lts A1, A2, A3, A4, Blk 3, H Hogan Subd (#2010003662 OPR) 3107 Bellmead Dr #280220000023007 | \$15,746.72 |
| 25 | 2015-4603-4 | Waco v Weldon Baker | Pt Lts A5, C7 & A8, Blk 133 Stem Addn (V1861/P777) 1917 N 12 #480386000005005 | \$11,387.71 |
| 26 | 2015-4648-4 | Midway ISD v Roger J Skains | Lt 5, Blk 4, Middle Bosque Est Addn (#2002003188 OPR) 3112 Pioneer Cir #362460000015002 | \$6,817.43 |

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|--|--|--|---|-------------|
| 27 | 2016-9-5 LaVega ISD v Walter L Burkett | | Lt 17, Blk 8, Fannin Addn (V53/P439 OPR) 1615 San Jacinto #280150000198008 | \$2,150.03 |
| 28 | | | Lt 6, Blk 8, Fannin Addn (V1860/P188) 1610 Crockett #280150000187007 | \$1,935.27 |
| 29 | 2016-537-4 | Waco v Antonio Deleon | Lt 1, Blk 5, Coronado Addn (V266/P825 OPR) #480101020098007 | \$2,692.10 |
| 30 | 2016-540-5 | Waco v Jose S Ibanez | Lt 2, Blk 9, MF Bureson Addn (#2005046023 OPR) 1705 N 11 #480063000102002 | \$2,413.30 |
| 31 | 2016-1204-3 | Waco v Benjamin Chavez Villa | Lt 9, Blk 10, Shelby Addn (#2007007446 OPR) 1307 Sheppard #480377000129006 | \$3,577.55 |
| 32 | 2016-1326-3 | Waco v Tara Burt Hackley | Lt 11, Blk 229, Finks Subd (#2013040162 OPR) 810 N 10 #480180000023002 | \$7,728.99 |
| 33 | 2016-1348-4 | LaVega ISD v Harold Jackson | Lt 4, Blk 3, Reese Addn (V731/P148) 1909 Kate #280375000031005 | \$7,473.55 |
| 34 | 2016-1784-4 | Waco v Vincent Griggs | Lts A17 & A18, Blk 8, Paul Quinn Addn (V1647/P301) 1212 Kings Hwy #480342000176000 | \$2,342.00 |
| 35 | 2016-2226-5 | Waco v Andrea G Fraguada | Lt 15, Blk 7, J Weisman Addn (V404/P514) 1230 Chestnut #480434000115005 | \$6,500.06 |
| 36 | 2016-2395-4 Waco v Frank L Friday Sr Estate | | 0.872 Ac, LR Davis Tr (V438/P230) 123 Lover Leap #480121000123007 | \$10,947.94 |
| 37 | | | Lts 14, 15 & 18 SP Ross Subd, Lee R Davis Surv, Tr 1 & 2 (V446/P527) 1 Lovers Leap #480121000221007; 2 Lovers Leap (V937/P213 & V446/P529) #480121000222003 | \$28,845.84 |
| 38 | | | Lts 5, 6 & A7, Blk 3, J Weisman Addn (V801/P19 & V244/P148 OPR) 1220 & 1222 Paul Quinn #480434000021001 & #480434000022008 | \$27,752.47 |
| 39 | 2016-2717-3 | Waco v Randall W Scrivner | Lt 5, Blk B, Riggins Addn (V126/P561 OPR) 1801 Washington #480352000019018 | \$4,607.48 |
| 40 | 2016-2791-4 | Waco v Paul Monrial | Lts 1 & 2, Blk 13, Provident Addn (#2014033771 OPR) 2100 Colcord #480340000143008 | \$7,994.14 |
| 41 | 2016-3296-5 | Midway ISD v Zachary J Miller | Lt 12, Blk D, Forest Est Addn, Woodway (#2008021025 OPR) 619 Falcon #362250000062000 | \$8,582.33 |
| 42 | 2016-3339-4 | Waco v Ima Jean Brady | Lt 4, Blk 29, Speight St Summit Addn (V1420/P420) 2625 Speight #480385000206007 | \$7,801.03 |
| 43 | 2016-3484-4 Waco v Jeremy D Earl | | Lt 21, Blk 3, Gholson Hts Addn (#2012007814 OPR) 1925 Pryor #480197010050004 | \$2,383.16 |
| 44 | | | Lt 3, Blk 18, Carver Park Addn (#2005043995 OPR) 708 Carver #480078020253002 | \$2,661.98 |
| 45 | 2016-3642-4 | Waco v Amador Pena | Lts A10, B10 & B5, Blk 117, M.D. Herring Addn (#2010022266 OPR) 2222 Lindsey Hollow #480222000007005 | \$7,238.66 |
| 46 | 2016-3903-4 | Waco v Linda Kay Parsons | Lt 7, Blk 22, Huaco Hts Addn (V1553/P100) 818 N 34 #480236000266008 | \$12,856.52 |
| 47 | 2017-504-5 | Waco v Bob Kizer | Lt 13, Blk 2, Hays Brothers Sunset Hill Addn (2014032793 OPR) 3728 Erath #480398000023008 | \$7,159.93 |
| RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u> <u>PURSUANT TO SECTION 34.05 OF THE TX PROPERTY TAX CODE:</u> | | | | |
| 48 | 2012-673-4 | City of Waco v Arturo Melesio | Lt 15, Blk 1, Ashburn Addn (V1806/P503) 800 Sherman #480013000013009 Bid in Trust 12/4/12 | \$2,000.00 |
| 49 | 2011-1978-4 | City of Waco v Sean Adrian Wells | Lt 11, Blk 29, University Hts Addn (V344/P255) 2113 Live Oak #480424000336000 Bid in Trust 9/4/12 | \$2,800.00 |
| 50 | 2012-1825-4 | City of Waco v Alfred Mims Jr | Lt 18, Blk L, EP Davis Addn (V456/P321) 1713 Short #480114000025000 Bid in Trust 4/2/13 | \$2,000.00 |
| 51 | 96-1213-4 | City of Waco v Olga Edwina Anderson Hays | Lt 17, Blk L, EP Davis Addn (V239/P201) 1717 Short #480114000024004 Bid in Trust 12/2/97 | \$2,000.00 |
| 52 | 98-3008-4 | City of Waco v John Wesley Lewis | Lt 4, Blk 1, Waco Improvement Co (V799/P156) 1515 Trice #480427000004005 Bid in Trust 10/6/98 | \$2,800.00 |

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|--------|-------------|---|---|-------------|
| 53 | 99-2539 | City of Waco v Britt Kennard | Lt 2, Blk 18, Carver Park Addn (V1615/P606) 704 Carver #480078020252006 Bid in Trust 3/7/00 | \$2,092.00 |
| 54 | 2010-648-4 | City of Waco v Mary Ann Wallace | Lt 10, Blk 11, Clinton Turner Clinton Addn (V1848/P611) 717 Turner #480420000117001 Bid in Trust 9/7/10 | \$1,200.00 |
| 55 | 2012-3026-5 | McGregor ISD v Lonnie Ray Brown | Lts 12 & 13, Blk 5, Joe Hale Addn (V1091/P357 & MCC#2004002308) 312 Rogers #341120000067014 Bid in trust 12-3-13 | \$5,500.00 |
| 56 | 2002-3399-4 | LaVega ISD v Roseane Simpson | Lt A, Blk 5, J Mathews Heirs Surv (V288/P94) 509 Mathews #280310000011008 Bid in trust 3-2-04 | \$2,000.00 |
| 57 | 2013-2106-4 | Connally ISD v Jeffrey Don Christian | Lt 23A, Blk 1 & Lts 2A-4A, Blk 2, Crescent Hts (V140/P857) 120 Purvis #200241000013000 Bid in trust 5-6-14 | \$4,500.00 |
| 58 | 2014-1267-5 | McGregor ISD v Alfrida Hammonds | Lt B, Blk 22, OT McGregor (V1222/P590) 100 Garfield #341340000096001 Bid in trust 3-3-15 | \$2,000.00 |
| 59 | 2013-4144-4 | McGregor ISD v Laura L Scott aka Laura L Warren | Lt 1, Blk 14, OT McGregor (V549/P149) 201 E 6 #341340000084004 Bid in trust 5-5-15 | \$11,500.00 |
| 60 | 2014-688-3 | LaVega ISD v Waymon Grimes | Lt 3, Blk 29, Bellmead CT Addn (V954/P671) 525 E 21 #280045000186000 Bid in trust 5-5-15 | \$2,500.00 |
| 61 | 2014-1526-5 | LaVega ISD v Stewart Devone Carroll III | Lts 1 & A2, Blk 7, H Hogan Addn (MCC#2006019922) 3005 Hatcher #280220000078001 Bid in trust 5-5-15 | \$3,750.00 |
| 62 | 2014-1775-5 | LaVega ISD v Jotta Mae Dee Hollis Reed | Lots 7, 8 & A9, Blk 3, H Daily Addn (V1079/P391) Congress #280130000007005 Bid in trust 7-7-15 | \$3,000.00 |
| 63 | 2014-2527-4 | LaVega ISD v James William Arnold | Lot 11, Blk 1, Fannin Addn (V1398/P585) 1520 Crockett #280150000011004 Bid in trust 7-7-15 | \$3,250.00 |
| 64 | 2012-523-4 | City of Waco v Frankie Wilkerson Pleasant et al | Lots 8 & 9, Blk 9, Bellmead Ct (V951/P66) 222 E 23 #280045000092006 Bid in trust 10-6-15 | \$2,000.00 |
| 65 | 2015-386-4 | LaVega ISD v Pedro Torres | Lot 1, Blk 5, Peter Wren Addn (V803/P18) Off Congress #280495000001009 Bid in trust 1-5-16 | \$3,000.00 |
| 66 | 2013-1180-4 | McGregor ISD v James McGregor Jr | Lot 10, Blk 28, OT McGregor (V498/P367) Cleveland #341340000218003 Bid in Trust 2-4-14 | \$10,250.00 |
| 67 | 2013-1181-3 | McGregor ISD v Willie Mae Sims | Lot 3, Blk 4, Joe Hale Addn (V1017/P247) 207 Rogers #341120000040009 Bid in Trust 2-4-14 | \$16,000.00 |
| 68 | 2015-4320-5 | LaVega ISD v Mattie Allen | Lots 1, 4 & 9, Blk 6, McGees Katy Shop Hts, Bellmead (V1562/P324) Limited #280355000048525 Bid in trust 7-5-16 | \$2,750.00 |
| 69 | 2014-1774-5 | LaVega ISD v Annie Lee Thornton | Lt 6, Blk 3, H Daily Addn, Bellmead (V882/P681) 606 Congress #280130000006009 Bid in Trust 9-6-16 | \$2,450.00 |
| 70 | 2015-4268-5 | LaVega ISD v Ola Mae Bonner | 0.27 & 0.28 Ac, Tomas delaVega Surv (V1132/P634 & V1132/P636) Michigan #280570000281002 & 280570000277006 Bid in Trust 9-6-16 | \$3,720.00 |
| 71 | 94-2601-4 | City of Waco v Ruth L Byrd | Lt 20, Blk L, EP Davis Tr (V457/P689) 1720 Short #480114000027003 Bid in Trust 5/7/96 | \$2,000.00 |
| 72 | 2015-2800-5 | McGregor ISD v E L Johnson | Lts 1 & 2, Blk 38, OT McGregor (V316/P93) McGregor Dr #341340000535001 Bid in Trust 11-1-16 | \$3,750.00 |
| 73 | 2016-1404-4 | LaVega ISD v John Booker | Lt 1, Blk 3, Reese Addn, Bellmead (V470/P173) Kate St #280375000028005 Bid in Trust 1-3-17 | \$3,250.00 |
| 74 | 2016-2082-5 | McGregor ISD v Elvin Cox | Lts 6 & 7, Blk 2, OT McGregor (V403/P182) Hayes St #341340000006000 Bid in Trust 1-3-17 | \$2,750.00 |
| 75 | 2015-990-4 | LaVega ISD v James C Square | Lts 1 & 2, Blk 2, Reese Addn, Bellmead (V965/P463) 1921 Reese St #280375000015001 Bid in Trust 1-5-16 | \$4,280.00 |
| 76 | 2015-1769-4 | Hallsburg ISD v Fannie Oliver Holloway Estate | 12.67 Ac, Henry Oliver Subd (V1044/P470) Harrison Rd #260023000264004 Bid in Trust 4-4-17 | \$33,428.21 |
| 77 | | | 2.82 Ac, JA Manchaca Grt (V1054/P86 S/E V1054/P91) Hwy 6 #260023000264004 Bid in Trust 4-4-17 | \$16,740.10 |
| 78 | 2015-1831-4 | McGregor ISD v James Brown McKinney | Lts 22 & 23, Blk 5, Joe Hale Addn, McGregor (V710/P253) 502 Rogers #341120000072005 Bid in trust 4-4-17 | \$10,214.71 |

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|---------------|----------------|------------------------------|--|-----------------|
| 79 | 2016-2088-5 | LaVega ISD v Jimmie Williams | Lt 6, Blk 30, Bellmead Court, Bellmead (V966/P91) 401 E 20 #280045000199003 Bid in Trust 4-4-17 | \$2,939.93 |
| 80 | 2016-2091-5 | LaVega ISD v Billy Joe Mayo | 0.27 Ac, Tomas DeLaVega Surv, Tr 1 (V1450/P475) Old Marlin Rd #280570001263008 Bid in Trust 4-4-17 | \$3,983.82 |
| 81 | 2016-2328-5 | LaVega ISD v Mattie Allen | Lts 6 & 8, Blk 3, McGees Katy Shop Hts Addn Bellmead (V1562/P324) Limited #280355000023012 Bid in Trust 4-4-17 | \$2,674.46 |
| 82 | 2014-4374-5 | McGregor ISD v Simon Jones | Lts 14, 15 & 16, Blk 6, Joe Hale Addn, McGregor (V645/P599) 328 Rogers #341120000068009 Bid in Trust 5-2-17 | \$32,244.63 |