

**DELINQUENT TAX SALE  
THE COUNTY OF COMANCHE, TEXAS AND BROWN COUNTY APPRAISAL DISTRICT  
COMANCHE COUNTY, TEXAS**

**December 5, 2017 at 1:30 p.m.  
Courthouse Steps**

**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 **COMANCHE 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 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 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 DECEMBER 5, 2017:**

TRAC T #	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-06454	Comanche v Eutimio Garcia, Sr.	Lt 15, Cottonbelt Addn, Comanche (V370/P15) 503 E Fleming, A #6273	\$4,780.00
2	TX-06462	Comanche v Allen Towe	0.344 Ac, John Duncan Surv A# 258, Comanche (V596/P479) 105 CR 402, A #8468	\$4,000.00
3	TX-06495	Comanche v Weldon A. Bingham	E ½ NE ¼, Blk 88, Wrights Addn, Comanche (V387/P3) 600 W Duncan, A #2714	\$12,000.00
4	TX-06520	Comanche v Corbett Dwane McDaniel	MH Oak Creek, 28 ft x 62 ft, Lbl TEX0353065/66, Serial #0C0485365A/B on A# 608, 1801 Co Rd 131, May, A #59256	\$10,339.58
5	TX06523	Comanche v Jay Wilson	59.72 ft x 150 ft, pt Lt 13, Chaney #2 Addn, Comanche (V864/P299 OPR) 1203 ½ N Austin, A #3009	\$3,653.52
6	TX06530	Comanche v Nell Stewart	S ½ Lt 6 & Lt 8, Blk 2, Liberty Heights Addn, (V495/P89) 324 S Weatherford, A #996	\$1,500.00
7	TX06536	Comanche v Marty Wallace	Pt John Duncan Surv A# 25, pt Blk 21, Comanche (V891/P395 OPR) 302 E Walcott, A #3494	\$7,353.83
8	TX06541 Comanche v Royce Leslie Rall		NW pt of Blk 1, Walcott Addn & pt Mary Street, Comanche (V988/P329 OPR) 204-206 W Wrights, A #2225	\$8,687.01
9			Pt N ½ Blk 88, Wright's Addn Comanche (V989/P347 OPR) 602 W Duncan, A #2715	\$4,302.59
10			NW pt Blk 88, Wrights Addn Comanche (V748/P118 OPR) 606 W Duncan, A #2713	\$1,227.50