

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

March 6, 2018 at 2:00 PM
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 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 MARCH 6, 2018:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN. BID
1	2009-830-5	Waco & Waco ISD v Charles Ray Daniel	0.27 Ac Samuel Burton Surv (MCC #2001022303) Mazanec Rd #200077000159000	\$2,299.24
2	2012-4595-3	La Vega ISD v Jack Meadows	Lts 6 & 7, Blk 5, States Addn, Bellmead (V933/P535) Florida St #28044000069005 & 280440000070002	\$9,660.00
3	2013-1188-5	Waco v Lillian Sutton Taylor	Lt 14, Blk 3, Bush-Carroll (V1156/P279) 3104 James #480065010041002	\$23,802.79
4	2013-1491-5	Connally ISD v Juno Gardner McManus	Lt 16, Blk 9, Chalk Bluff Est, Pt 1 (V918/P3) Ingred #200226000172001	\$10,870.00
5	2013-1680-3	Connally ISD v Jason Walpole	Lt A14, Blk 4, Interurban Addn & 0.26 Ac Tr, A-77, Samuel Burton Surv (MCC #2009039026 & #2009032667) 405 S Charles, Elm Mott #200281000072007	\$9,382.50
6	2013-2405-4	Midway ISD v Mentha Manning, Trustee	0.50 Ac Tr Sam M Hornbeack Surv (V1481/P893) Randy Dr #360438000017050	\$9,387.01
7	2013-4510-3	Waco v David Everett Worthy	Lts 3B & 3C, Blk 1, JS Sligh Tr, JM Stephens Surv (V1604/P297) 3328 Herring #480379000003018	\$9,002.85
8	2014-2528-5	LaVega ISD v Willie Merle McCune	Lt 4, Blk 3, Katy McGees Shop Hts, Bellmead (V805/P650) 309 Limited #280355000022004	\$11,428.03
9	2014-2584-5	LaVega ISD v Ignacio Rodriquez	MH Only L#HWC0005144, S#GDVKMS20771205, Shady Ln MH Park, Pad 16 1316 S Loop #16, #280267018016026	\$4,170.00
10	2014-2855-5	LaVega ISD v Marcus Rice	0.36 Ac, W Dillard-Goldberg Surv, Tr 43 (V1255/P349) 239 Bud Dr #280545000057002	\$2,341.18
11	2014-3749-3/2010-4468-4 Waco v Hollis Randall Cook		1.0 Ac Tomas De La Vega Grt, Tr 9C, Hallsburg (V1752/P117) #260043000130030	\$18,088.87
12	2014-4338-5	Connally ISD v Diann Clifford	Lt 14, Blk 11, Chalk Bluff Addn (V1032/P232) Ouida #200226000203009	\$9,634.81
13	2014-4372-5	Waco ISD v Corene Mitchell	1.42 Acs, Carlos Ocampo Surv, Tr T597 (V950/P99) 175 M J R RD #480317030597000	\$13,236.55
14	2014-4878-3	La Vega ISD v Kureen Majestic Homes, Inc	Lt 3, Blk 3, Cougar Ridge Addn, Pt II, Phase II (MCC #201199635) 10509 Granada #180210060005030	\$7,155.66
15	2015-693-5	LaVega ISD v Dorothy J Wright	Lt 10, Blk 5, Fannin (MCC#2005011517) 1519 Bowie #280150000111007	\$3,861.88
16	2015-916-5 LaVega ISD v Gary Alton Minchew		Lt 5, Blk 3, Oaklawn Terrace (V1375/P420) Oaklawn #280370000041000	\$4,759.89
17			0.44 Ac, Tr 3A, Tomas De La Vega (V1375/P419) 923 Cole #280570000137005	\$4,589.50
18	2015-3557-4	Waco ISD v AB Shoemake	Lt A, Blk F, Southern Guaranty Addn (V275/P310) 5101 Beverly #480382050637002	\$11,071.91
19	2015-4611-5	LaVega ISD v James Oscar Rogers	Lt 4, Blk 2, Ashleman Addn, Bellmead (V1705/P787) 713 Lewis #280030000008007	\$8,291.14
20	2016-560-4	Waco v Patricia Kiser	Lt 1, Blk 15, University Hts Addn (MCC #200900518) 2500 Herring #480424000163009	\$7,546.89
21	2016-2525-5	McGregor ISD v David Bubert	Lts 1 & A2, Blk 2, Koyer Addn (MCC #2007023455) 701 S Monroe #34124000007002	\$5,911.55
22	2016-2526-4	Waco v Santiago Rosales	Lt 20, Blk 10, Oakwood Addn (MCC #2003022305) 917 Brown #480317010214005	\$5,321.30
23	2016-3010-5	LaVega ISD v Juanita Thornton	Two 0.60 Ac Tracts, Tomas de La Vega, Tr 31D & 35, Bellmead (V910/P211) 4413 Polk #280570000909006 & (V863/P48) 4415 Polk #280570000914009	\$8,248.89
24	2016-3015-4	Waco v Mary Lou Smith	Lt 4, Blk 57, University Hts Addn (V576/P165) 2012 Cumberland #480424000657003	\$14,704.94
25	2016-3017-4	Waco v Lillian Pullen	Lt 10, Blk 6, Carver Park #2 Addn (V716/P634) 513 Calumet #480078030070008	\$8,133.55
26	2016-3347-5	Waco v Guillermo Delgado	Lts 5 & A6, Blk 4, Ginocchio Addn (V723/P690) 2316 Cole #480199000031000	\$2,586.33
27	2016-4251-4	Waco v Oscar Lott	Lt 9, Blk 55, Kirkpatrick Addn (V77/P752) 1223 Cherry #480257000322000	\$4,342.45

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28	2017-98-3	Hallsburg ISD v Ida Satchell	25.22 Acs, Sec 3, Rge #5, Subd Tomas De La Vega Grt (V389/P393, S&E V839/P471) Elk Rd #26004300008000	\$34,243.16
29	2017-1480-5	LaVega ISD v GC Aldridge	Tr 2 Goldberg-Dillard unrecorded plat, 0.31 Ac Tr (V1791/P687) 3629 Pecan #280545000020004	\$4,222.49
30	2017-1481-5	Waco v Francisco Baudista	Lt 11, Blk 36, Farwell Hts Addn (V117/P784) 1915 Reuter #480176000278006	\$4,005.05
31	2017-1581-5	Waco v Olivia Hernandez	Lt 12, Blk 230, Finks Addn (V1247/P304) 1116-1120 Morrow #480180000048003	\$2,390.48
32	2017-1671-4	LaVega ISD v Kathy Green aka Cathy Y Green	Lt 3, Blk 4, Tri Cities Addn, Pt 2, Bellmead (V426/P148) 1315 Stephanie #280578000009037	\$23,478.21
33	2017-2104-5	Waco v Randolph C Hudgins Sr	Lt 9, Blk 2, Blackmon Addn (V1119/P151) 3201 N 18 #480050000039013	\$4,528.01
RESALES				
<u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TX PROPERTY TAX CODE:</u>				
34	99-2539	City of Waco v Britt Reinhard	Lt 2, Blk 18, Carver Park Addn (V1615/P606) 104 Carver #48008020252006 Bid in Trust 3/7/00	\$2,092.00
35	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
36	87-3096-3 LaVega ISD v Donald Baker Scott		Lt 7, Blk 30, Belle Meade Ct Addn (V945/P71) 301 E 20 #280045000200008 Bid in trust 9-2-88	\$750.00
37			Lt 5, Blk 16, Belle Meade Ct Addn (V963/P574) 415 E 21 #280045000116008 Bid in trust 9-2-88	\$750.00
38	2002-3399-4	LaVega ISD v Roseane Simpson	Lt A, Blk 5, J Mathews Heirs Surv (V288/P94) 509 Matthews #280310000011008 Bid in trust 3-2-04	\$2,000.00
39	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	\$3,500.00
40	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	\$10,500.00
41	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
42	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	\$2,600.00
43	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	\$9,250.00
44	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	\$10,000.00
45	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
46	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
47	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	\$4,000.00
48	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	\$3,680.90
49	2015-990-4	LaVega ISD v James C Square	Lts 1 & 2, Blk 2, Reese Addn, Bellmead (V965/P463) 1921 Reese #280375000015001 Bid in Trust 1-5-16	\$4,280.00
50	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	\$6,900.00
51	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	\$1,250.00
52	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	\$3,000.00
53	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	\$2,005.00

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54	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	\$22,500.00
55	2014-4357-4	Midway ISD v Branch Organic Agricultural Assn	1.00 Ac, JQ Merrifield Surv, Woodway (V1289/P352) Crown Ridge Pt #360620000057001 Bid in Trust 11-7-17	\$8,000.00
56	2016-2074-5	LaVega ISD v Tommy Elton Towns	Lt 6, Blk 11, H Hogan Addn, Bellmead (V1196/P477) 1011 LaVega #280220000153003 Bid in Trust 11-7-17	\$6,101.09
57	2013-2869-5	McGregor ISD v. First Homes of TX Inc	Lt 1, Blk A, Hering Resubd, McGregor (V1223/P580) Ash St #341190000001001 Bid in Trust 7-1-14	\$5,000.00
58	2004-4112-1	McGregor ISD v Bryant Keith Polston	Lts 4 & 5A, Blk 3, JS Waggoner Addn, McGregor (V1738/P435) 808 S Johnson #341400000020012 & #34140000002000 Bid in Trust 3-7-16	\$2,800.00