

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

**April 7, 2020 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 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
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 the McCreary Law Firm in Waco at (254) 756-7755 or on our website at www.mvbalaw.com.

PROPERTIES TO BE SOLD ON APRIL 7, 2020:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	TX06565	Comanche County v Maria Meza	Lot 6 & W 1/2 of Lots 7 & 8, Block 1V (V907/P285) 433 W Manchaca Ave, DeLeon #162	\$5,832.15
2	TX06578	Comanche County v Jackie Yarbrough	Manufactured Home, Label #TEX0138930, Serial #04388 on N 1/2 of Block 1, Weisendanger Addn, 506 E Duncan Ave #73528	\$3,817.15
3	TX06580	Comanche County v Lanny Leroy Grimes	Lot 19, Block 22, OTS Gustine (V740/P346 OPR) 108 N Speed St, Gustine #98000408/5441	\$10,097.28
4	TX06589	Comanche County v M.B. Rogers	N 1/3 of W 1/2 of Block 73, Original Comanche Addn (V221/P438) 200 E Peach Ave #3347	\$2,380.00
5	TX06601	Comanche County v Gilbert Trevino	2.45 Acres of Abstract 1301 E. C. Mobley Surv. (V964/P153 OPR) 916 W Sipe Springs Rd, DeLeon #3948	\$4,357.38
6	TX06621	Comanche County v Benson Holdings	0.383 Acre of Abstract 255 John Duncan Surv (V931/P374) 1502 E. Highland Ave #9450	\$8,699.58
7	TX06629	Comanche County v Dalton C. Hodges	Lots 6 & 7, Block 8, Tract 2, Higginbotham Addition (V252/P268) N Wheat Street, DeLeon #223	\$2,610.00
8	TX06642	Comanche County v Charles I. Williams	Lots 21, 22, & Part of Lot 23, Foley's Waterfront Estates, Unit #2 (V896/P283) 1009 1st St, Dublin #8860, #8861, & #72368	\$5,443.49
9	TX06647	Comanche County v Rodolfo Talamantes Fas	Part of Lot 19, Out-Block 115 of Abstract 257 John Duncan Surv #2, Tract 3 (V370/P345) 702 E Mill Ave #1801	\$22,139.34
10	TX06655	Comanche County v Bob Dempsey	Part of Block 82, Wrights Addn (V857/P473) 303 N Page St #2556	\$3,757.78