

**DELINQUENT TAX SALE
THE COUNTY OF BOSQUE, TEXAS
BOSQUE COUNTY, TEXAS**

**May 1, 2018 at 2:00 PM
Bosque County Courthouse Steps, Meridian, 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 Bosque 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 MAY 1, 2018:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	CV14206	Co Bosque v Rhonda Sadler	50' x 100', A-439, W King Surv, assessed as Lot 15, Blk 1, P.H. Moore Addn (V205/P595 & V213/P330) 213 Moore St, Clifton, #R00451	\$4,000.00
2	CV16004	Co Bosque v Jewell Sedberry	Lot 4, Blk 1, A-439, P.H. Moore/W. King Surv (V262/P743) 206 E 2nd St, Clifton, #R00441	\$2,000.00
3	CV16012	Co Bosque v Wayde P. Hartmann	Lot 112, Beachland Revised (V209/P578) CR 1770 & CR 1772, Clifton, #R04333	\$6,908.84
4	CV16175	Co Bosque v Maximo Munoz Aguilar	Part of Blk 23, Kell & Gibb Addn (Inst #2007-2564 OPR) 502 N Ave D, Clifton, #R01832	\$3,493.15
5	CV16233	Co Bosque v Samuel M. Trulock	A Manufactured Home Only, Label #TEX0454555/56, Serial #12316596A/B, located on Lot 4, China Spring Ranches Subd, Section II, CR 3550, Valley Mills, #M33729	\$3,000.00
6	CV16269	Co Bosque v Lillie Estella Bernhardt	Being assessed as West half of Lot 4, Blk 33, Edgewood Addn (V265/P963) 916 W Pecan St, Clifton, #R01158	\$5,642.66
7	CV17077	Co Bosque v Glendon I. Andrews	Lot 92, Beachland Revised (V275/P531) CR 1772, Clifton, #R04158	\$3,998.51
8	CV17086 Co Bosque v George Hubert Potter		386.26 ac, more or less, A-518, S Marsh Surv and a Manufactured Home, 1988, 16' x 52' (V166/P279) 676 CR 3160, Valley Mills, #R06864	\$9,489.14
9			23.52 ac, more or less, A-518, S Marsh Surv (V166/P279) CR 3155, #R06862	\$9,422.83
10			1.00 ac, more or less, A-416, Sam L Johnson Surv (V255/P441, OPR) 958 CR 3155, Valley Mills, #R06831	\$5,367.07
11			129.720 ac, more or less, A-416, Sam L Johnson Surv (V255/P441, OPR) CR 3155, Valley Mills, #R38696	\$2,298.36
12			.250 ac, more or less, A-1088, W Campbell Surv (V255/P441, OPR) CR 3155, Valley Mills, #R06525	\$1,399.92
13			45.01 ac, more or less, A-65, Wm. Booth Surv (V248/P542 S & E V595/P714 OPR) CR 3415, Valley Milles, #R05342	\$1,679.19
14			CV17252	Co Bosque v Jim Davis