

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

**May 1, 2018 at 10:00 A.M.
Coryell County Courthouse Steps, 620 East Main Street, Gatesville, 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 **Coryell 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 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 MAY 1, 2018:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	CTX-12-02921	Co Coryell v Anthony Ciaramello	Lot 5, Blk 2, Cummings Addn #2 (Instr #191434, Co Clk's Records) 313 Sunset Ln A-H, Copperas Cove #118823	\$28,533.65
2	CTX-15-03202	Co Coryell v Mark Bovee	Lot 1, Blk 77 & part of Lot 5, Blk 75, O.T. (Instr #246939, Co Clk's Records) 214 N 14th St, Gatesville, #114123	\$5,483.44
3	CTX-16-03234	Co Coryell v Roen Homes L.L.C.	West 70' of Lot 6, Blk 3, Whitsitt Addn (Instr #190494, Co Clk's Records) 204 Carpenter St, Copperas Cove, #126974	\$7,757.42
4	CTX-16-03255	Co Coryell v I.O. Braziel	0.138 of an ac, more or less, being Lot 8, Blk 4, Grandview Addn (V149/P15) 2006 St. Louis St, Gatesville, #112572	\$12,290.80
5	CTX-16-03283	Co Coryell v Mac A. Byrd	22.02 ac, more or less, out of A-1094, Wm Walker Surv (Instr#242821, OPR) 2455 CR 258, Valley Mills, #109620	\$14,369.23
6	CTX-17-03359	Co Coryell v Mark Anthony Rodriguez	Lot 12, Blk 3, Northern Annex Addn (Instr #87058, OPR) 206 State School Rd, Gatesville, #113439	\$3,362.21
7	CTX-17-03361	Co Coryell v Bill Aguilar	Lot 3, Blk 23, O.T., Oglesby, (Instr #247977 OPR)146 FM 1996, Oglesby, #116885	\$7,398.86
8	CTX-17-03375	Co Coryell v Ricky Dale McDaniel	6.46 ac, more or less, A-570, HW Jones Surv (Instr #275761 OPR) 3930 CR 315, #104914	\$10,040.62
9	CTX-17-03396	Co Coryell v Kathleen Ann Castro	8.222 ac, more or less, A-551, E Jones Surv (Instr #283464 OPR) 497 Summers Rd, Copperas Cove, #104624	\$15,795.66
10	CTX-17-03396	Co Coryell v Kathleen Ann Castro	8.799 ac, more or less, A-551, E Jones Surv (Instr #283464 OPR) Summer Rd, Copperas Cove, #137032	\$3,837.27
11	CTX-17-03410	Co Coryell v Casey M. Byers	Lot 5, Blk 2, Dewberry Ridge Addn (Instr #291491, OPR) 407 Gaylon Dr, Copperas Cove, #144810	\$9,804.84