

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

May 7, 2024 at 10:00 A.M.

Courthouse Steps

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 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 minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Section. 33.51, Texas Tax Code).
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. Do NOT make unnecessary repairs or renovations during the redemption period.
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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON MAY 7, 2024:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	CV17255	Bosque County v Jerry French et al	Lot 3 and 4, Block 25, Original Townsite City of Valley Mills (V364/P692, DR) 503 S Third St Account #R07375	\$15,620.44
2	CV21-126	Bosque County v Dorothy L. Paulson et al	Being Part of Lots 1 & 3, Block 12, R. P. Lowe Addition (V251/P94 & Lot A in V218/P368, DR) 807 Virginia Account #R14900	\$22,172.85
3	CV22-207	Bosque County v Richard E. McKenzie, et al	Lot 281, Laguna Park Addition, Part Two, Revised, Section One (V196/P627, DR) 7th St Account #R04556	\$750.00
4			Lot 285, Laguna Park Addition, Part Two, Revised, Section One (V283/P10; V196/P627, DR) 9th St Account #R04560	\$750.00
5			Lot 293, Laguna Park Addition, Part Two, Revised, Section One (V324/P190; V196/P627, DR) 7th St Account #R04568	\$750.00
6			Lot 295, Laguna Park Addition, Part Two, Revised, Section One (Doc. #2011-03200, V196/P627, OPR) 7th St Account #R04570	\$750.00
7			Lot 297, Laguna Park Addition, Part Two, Revised, Section One (V291/P734; V196/P627, DR) 7th St Account #R04572	\$750.00
8			CV22-268	Bosque County v Stephen Michael Franklin, et al
9	Lot 2, Block B, A. A. McNeill's Addition, being 1.80 Acres, more or less, (Doc. #2019-00038, OPR) 114 Sears St Account #R07801	\$8,696.83		
10	2.30 Acres, more or less, out of the F. A. Thompson Survey, Abstract 803, assessed on tax rolls as Tract 6 (Doc. #2011-00450, OPR) 307 Avenue H Account #R23889	\$6,073.74		
11	CV22-283	Bosque County v Mario Alberto Garcia, et al	Section 1 of Lot 101, Laguna Park Resubdivision (Doc. #2014-02603, OPR) 103 CR 1812 Account #R01994	\$9,683.08
12	CV23-088	Unknown Shareholders of Desert Petroleum, Inc. et al Bosque County v	Lot 128, Laguna Park Addition #2, Revised, Section 1 (V387/P536, OPR) 3 rd St Account #R04503	\$750.00
13			Lots 129, 131, 132, 141, 143 & 287, Laguna Park Addition #2, Revised, Section 1 (V215/P453 DR) 4th St Account #R04504	\$3,416.62
14			Lots 130, 142 & 291, Laguna Park Addition #2, Revised, Section 1 (V448/P587 DR) 4 th St Account #R04505	\$2,400.00
15			Lots 152, 154 & 158, Laguna Park Addition #2, Revised, Section 1 (V317/P667; V238/P396 DR) 5 th St Account #R04514	\$2,250.00
16	CV23-213	Bosque County v Betty J. Swindoll, et al	Lot 3 & part of Lot 2, Block 5, Tyssen Addition (Doc. #2021-01571, OPR) 714 N Avenue C Account #R01551	\$6,191.56