

**PLEASE REFER TO THE ONLINE POSTING AT WWW.GOVEASE.COM FOR
ONLINE SALE REGISTRATION AND THE MOST UP-TO-DATE LISTINGS.**

**DELINQUENT TAX SALE - THE CITY OF LACY-LAKEVIEW, TEXAS, CONNALLY INDEPENDENT SCHOOL DISTRICT, MIDWAY INDEPENDENT SCHOOL DISTRICT, THE CITY OF WACO, TEXAS, WACO INDEPENDENT SCHOOL DISTRICT, PUBLIC IMPROVEMENT DISTRICT #1, LA VEGA INDEPENDENT SCHOOL DISTRICT, THE CITY OF BRUCEVILLE-EDDY, TEXAS, MCGREGOR INDEPENDENT SCHOOL DISTRICT, THE CITY OF MCGREGOR, TEXAS AND SOMBRERO PROPERTY TAX FUND I LLC, MCLENNAN COUNTY, TEXAS
May 5, 2026 at 2:00 PM**

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction on an online platform at <https://liveauctions.govease.com/> to the highest bidder. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred because of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not pay timely.
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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the McLennan County Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer (Section 34.015, Texas Tax Code).

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

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON MAY 5, 2026:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	2014-4340-5	Connally Independent School District v Stephen Shaw	1.0 Acre tract more or less out of the A.P. Eaton Survey, McLennan County, Texas (Volume 1725, Page 677, Deed Records), Old Central Road, Lacy-Lakeview, Texas Account #20032400017394 Judgment Through Tax Year: 2024	\$1,500.00
2			1.00 Acre tract more or less out of the A.P. Eaton Survey, McLennan County, Texas (Volume 1725, Page 677, Deed Records), Old Central Road, Lacy-Lakeview, Texas #20032400017408 Judgment Through Tax Year: 2024	\$1,500.00
3	2020-2763-5	Midway ISD v Sharon Stapleton	0.29 Acre, more or less, out of the Carlos O'Campo Grant, City of Hewitt, McLennan County, Texas (V1758/P 671) #360032000151029 Judgment Through Tax Year: 2024	\$17,300.00
4	2021-2765-5	Connally ISD vs Charles Edward Johnson	Lot 1, Block 6, Lincoln City Subdivision, Part One, on the S. Burton Survey, McLennan County, Texas (V1214/P171) 442 Bunche Blvd #200316000056003 Judgment Through Tax Year: 2020	\$45,700.00
5	2022-3450-4	City of Waco v Miguel A Ramirez	Lot 13, Block 2, University Heights Addition, City of Waco (V14/P309 OPR) 2405 Alexander Street #480424000027003 Judgment Through Tax Year: 2023	\$5,700.00
6	2023-1387-4	Waco ISD v Israel Leyva	Lot 2 in Block 4 of the Woodland West Addition, Part 2, City of Woodway, McLennan County, Texas (#2013037294 OPR) 1215 Valley Ridge Drive #480458050625000 Judgment Through Tax Year: 2024	\$3,600.00
7			Lot 7 in Block 7 of the Forest Hills Addition, Part 1, City of Woodway, McLennan County, Texas (#2012019726 OPR) 9570 Brook Hollow Road #362260000068005 Judgment Through Tax Year: 2024	\$3,100.00
8	2024-518-4	City of Waco v Elias Guerrero	Lot 13 of a Subdivision of Block 15 and part of Block 14, Speight Street Summit Addition, City of Waco, McLennan County, Texas (#2011009408 OPR) 2421 Baylor Avenue #480385000116122 Judgment Through Tax Year: 2024	\$22,550.00
9	2024-966-5	City of Waco et al v Jovita Vazquez Casas	Lot 2, Block Z, West End Addition to the City of Waco, McLennan County, Texas (#2021018832 OPR) 2804 Morrow Avenue #480438000277008 Judgment Through Tax Year: 2024	\$4,100.00
10	2024-2892-3	McGregor ISD v Sunshine Ortega Phenix	Lot 17, Block 1, Green Acres Addition, City of McGregor, McLennan County, Texas (#2006030531 OPR) 200 N Tyler Street #34110000015004 Judgment Through Tax Year: 2024	\$9,800.00
11	2025-409-5	Connally ISD v Sharon S Lindsey	Lot A, Block 13, Lacy Summit Addition to the City of Lacy-Lakeview, McLennan County, Texas (#2021016830 OPR) 224 Avenue E #200291000093009 Judgment Through Tax Year: 2024	\$6,500.00
12	2025-412-4	City of Waco v Sherrlynn Scott	Lot 9 and part of Lot 10, Block 40, University Heights Addition, assessed as Lot 9 and Lot B10, Block 40, University Heights Addition, City of Waco, McLennan County, Texas (V1848/Page 566) 1919 Windsor Avenue #480424000473001 Judgment Through Tax Year: 2024	\$13,000.00
13	2025-493-4	Sombrero Property Tax Fund I LLC v Jennifer Kay Arbuckle	Being a part of the Tract designated "Reserve" located in Block 1 of the Heart O'Texas Homes Addition to the Original Town of McGregor, McLennan County, Texas (Plat V500/P75) 903 S Harrison Street #341160000135004 Judgment Through Tax Year: 2024	\$22,850.00
14	2025-671-5	La Vega ISD v Martha Mae Johnson	0.46 acre, more or less, out of the Tomas De La Vega Grant, being part of the John Gibson Home Place Subdivision, City of Bellmead, McLennan County, Texas, being assessed as Tract 11A (#2019042058 OPR) 4200 Camp Ground Road #280570000817017 Judgment Through Tax Year: 2024	\$32,600.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
15	2025-1232-4	City of Waco v Ernest Maurice Sanders Jr	<p>Part of Lot 34 being assessed as Lot B34, Block L, E.P. Davis Addition to the City of Waco, McLennan County, Texas (#2019007099 OPR & V742/P120) 417 Hillsboro Drive #480114000043007 Judgment Through Tax Year: 2024</p> <p>A portion of the property is within the floodplain; therefore, a Floodplain Development Permit is required for any project on the property. To request a Floodplain Development Permit Application, send an email to floodplain@wacotx.gov.</p> <p>No other permits may be issued until a Floodplain Development Permit has been approved.</p>	\$6,000.00
<p><u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></p>				
16	2022-4316-5	La Vega ISD v AJ Campbell	0.77 Acre, more or less, Tomas De La Vega Survey, Tract 9, McLennan County, being a .5 acre tract, more or less, (V597/P375 SAVE & EXCEPT V603/P120) & a .27 acre tract, more or less, (V641/P209 SAVE & EXCEPT V970/P148) Bellmead #280570000880002 (Bid in Trust 2/3/2026)	\$15,000.00
17	2023-1168-3	La Vega ISD v JT Chapman	3.00 Acres of land, more or less, out of the Tomas de la Vega Eleven League Grant, McLennan County, Texas (V72/P33 Probate Minutes) Williams Road #280570000589001 (Bid in Trust 10/7/2025)	\$20,000.00
18	2023-2049-4	City of Bruceville-Eddy v Tone Enterprises Inc	Lot B, Block 34, City of Bruceville-Eddy, McLennan County, Texas (V1801/P688 OPR) Bruce Street #160545000045000 (Bid in Trust 10/7/2025)	\$6,000.00
19			Lot A, Block 34, City of Bruceville-Eddy, McLennan County, Texas (V1801/P688 OPR) Bruce Street #160545000046007 (Bid in Trust 10/7/2025)	\$3,000.00