

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

**June 5, 2018 at 10:00
1st Floor of the historic Comal County Courthouse**

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 _____ . 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. 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 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. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 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.

If you have any questions, you may contact our office in New Braunfels at (830) 221-1351.

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PROPERTIES TO BE SOLD ON JUNE 5, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-7932D	The County of Comal, Texas v Jeanne L. Blomster	2.257 Acres being Lot 1, Dawn View Acres Addition to the City of Bulverde, Comal County, Texas (Volume 802, Page 24), FM 1863, Bulverde, Texas Account #000000023321 Judgment Through Tax Year: 2016	\$2,780.42
2	T-8589A	The County of Comal, Texas v Kennedy C. Walker	Lot 113, Deer Meadows, Phase 3, Comal County, Texas (Document #200906023352), 1234 Deer Run Pass Account #000000023571 Judgment Through Tax Year: 2017	\$4,086.04
3	T-8704A	The County of Comal, Texas v Gordon L. Davis	Lot 230, Rancho Del Lago, Unit 12, Comal County, Texas (Volume 532, Page 459), 870 Mimosa Ct Account #46478 Judgment Through Tax Year: 2017	\$6,596.20
4	T-8751B	The County of Comal, Texas v Frank Jacobs	SOLD TOGETHER	Sold with 00000053049 Above
5	T-8751B	The County of Comal, Texas v Frank Jacobs		
6	T-8897D	The County of Comal, Texas v Kenneth L. Milstead	Lot 13, Block 1, Lake of the Hills Estates, Comal County, Texas (Volume 251, Page 600), 791 Southline dr Account #000000033470 Judgment Through Tax Year: 2017	\$3,420.53
7	T-8914A	The County of Comal, Texas v Ramon Camarillo	Lot 36, Block 35, Lake of the Hills Estates, Comal County, Texas (Volume 625, Page 518), Golf Dr Account #000000034102 Judgment Through Tax Year: 2017	\$3,423.53
8	T-8993C	The County of Comal, Texas v Rudy Perez	Lot 15, Block 111, Cypress Lake Gardens Subdivision, High Country Section, Comal County, Texas (Document #200606026567), 2224 Western Skies Account #000000021949 Judgment Through Tax Year: 2017	\$2,667.73
9	T-9065A	The County of Comal, Texas v Martin G. Ramirez	Lot 9, Block 135, Cypress Lake Gardens, Line Camp Section, Comal County, Texas, 1996 Western Skies Dr, Spring Branch, Texas 78070-4331 Account #000000022179 Judgment Through Tax Year: 2017	\$13,798.32
10	T-9072B	The County of Comal, Texas v Leo Hopp	Lot 16, Block 138, Cypress Lake Gardens Subdivision, Longhorn Section, Comal County, Texas (Volume 229, Page 738), 1115 Hackamore Pass Account #000000022231 Judgment Through Tax Year: 2017	\$1,845.88
11	T-9121A	The County of Comal, Texas v Jeannette Lowery	Lot 56, Block 103, Cypress Lake Gardens Subdivision, Western Skies Section, Comal County, Texas (Document #201106004828), 2496 Cypress Gardens Blvd Account #000000022465 Judgment Through Tax Year: 2017	\$1,783.54
12	T-9128A	The County of Comal, Texas v Robbie P. Fleming	Lot 218, Deer Meadows Phase 4, Comal County, Texas (Volume 337, Page 576 and Document #9506482205), 550 Buck Run Pass Account #000000023681 Judgment Through Tax Year: 2017	\$3,345.43

13	T-9145B	The County of Comal, Texas v Robert L. Vosburg	Lot 197, The Point at Rancho Del Lago, Phase 4, Comal County, Texas (Volume 595, Page 805), 165 Willie Ct Account #000000045346 Judgment Through Tax Year: 2017	\$4,644.00
14	T-9158B	The County of Comal, Texas v August A. (Tex) Houston	Lot 32, Block 104, Cypress Lake Gardens Subdivision, Western Skies Section, Comal County, Texas (Volume 175, Page 847), 1144 Turkey Canyon Dr Account #000000022506 Judgment Through Tax Year: 2017	\$2,499.44
15	T-9168D	The County of Comal, Texas v Harvey C. Younts Jr. et al	Lot 531, Rolling Hills Estates 3, Comal County, Texas (Document #201606023199), 4525 Sir Arthur Way Account #000000053236 Judgment Through Tax Year: 2017	\$4,653.34
16	T-9181B	The County of Comal, Texas v Raymond P. Leeper	Lot 10, Block 49, Rebecca Creek Park, Third Filing, Comal County, Texas (Document #200706009892), Campfire Account #000000047460 Judgment Through Tax Year: 2016	\$1,206.55