

DELINQUENT TAX SALE
CENTERVILLE INDEPENDENT SCHOOL DISTRICT, THE COUNTY OF LEON, TEXAS, LEON INDEPENDENT SCHOOL DISTRICT,
THE CITY OF CENTERVILLE, TEXAS AND BUFFALO INDEPENDENT SCHOOL DISTRICT
LEON COUNTY, TEXAS

June 5, 2018 at 1:30 p.m.
Courthouse Steps

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.
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 **Leon County Tax Office**. 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.

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
20	T-09-392	Leon ISD v Ramiro Garza, Jr.	1.36 Acs, John L. Wall Surv (AKA Thomas Toby Surv), A# 887, assessed 1.02 Ac, A# 887 T. Toby Surv, Tr 11, (V537/P240) #613181000001 (Bid in Trust 7/5/2011)	\$1,500.00
21	T-12-21	Oakwood ISD v Shirley Jean Stringfield	Undiv int 14.36 Acs, A# 1273 J. Sims Surv, (V372/P77 & V372/P73) #01273-01800-00400-000000, 616622000001 & 701724000001 (Bid in Trust 2/7/2017)	\$2,500.00
22	T-12-370	Centerville ISD v Paula P. Marxen Baker	33.005 Acs, A# 399 A. Hughes Surv, (V393/P224) #00399-02400-00000-000000 (Bid in Trust 6/3/2014)	\$38,000.00
23	T-13-137	Leon Co. v. Frankie Johnson	0.50 Ac assessed as 1.00 Ac A# 1232 H.A. Boyd Surv, Oakwood (V546/P538) #01232-08400-00000-000000 (Bid in Trust 6/6/2017)	\$3,000.00
24	T-13-138	Leon Co. v. Leslie Gipson, Jr.	17.74 Acs, A# 655 R. Owens Surv, Oakwood (V489/P405) CR 245 #00655-01600-00000-000000 (Bid in Trust 2/2/2016)	\$8,750.00
25	T-14-327	Leon Co. v. Lendon Isadore	Lt 6, Blk 8, Elmer P. Ward Subd #1, Centerville (V435/P228) #10400-00900-00000-000000 (Bid in Trust 2/2/2016)	\$1,700.00
26	T-14-490	Leon Co. v. Bandieny, Lamburt & Locke, L.P.	1.0 Acs, A# 81, W.W. Byers Surv (V258/P717) 2.0 #00081-04700-00000-000000 (Bid in Trust 6/7/2016)	\$1,500.00
27	T-14-573	Leon ISD v Sherry Darlene Chaney	0.49 Ac, A# 591, J. McGrew Surv, Jewett (V1285/P162) 121 Durant Rd, #00591-19200-00100-000000 (Bid in Trust 10/6/2015)	\$1,500.00
28	16-0140CV	Buffalo ISD v Charlie Scott, Trustee	0.50 Ac, A# 954, J. W. Walker Surv, (V738/P826) #00954-06060-00000-000000 (Bid in Trust 6/6/2017)	\$1,750.00
29	16-0379CV	Leon ISD v Doyle Corp	Lt 22, Lakeside Village Addn, Ph I (V983/P736) CR 368 #619559 (Bid in Trust 10/3/2017)	\$2,000.00
30	17-0118CV	Leon Co. v. W P Jones Estate	Undiv int 25.00 Acs, FHC Hageman Surv, A# 377, (V116/P573) #614288000001 (Bid in Trust 2/6/2018)	\$35,000.00