

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

June 4, 2019 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. 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 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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 Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON JUNE 4, 2019:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	T-15-00242	Leon Co v James R. Eldridge et al	0.45 Acre, more or less, Lots 4, 5 & 6, Block 30, City of Oakwood (V 1025/P486) 201 River Bend Rd #08700-19000-00100-000000	\$2,640.55
2	T-15-00440	Leon Co v Cedrick Brice, Individually & DBA Cedrick Auto Sales	Lot 9, Block 4-A, First Addn to East Normangee, City of Normangee & 2002 16' X 76' CMH Manufacturing Spirit VI manufactured home, Label #HWC0325249 & Serial Number CLW018870TX. (V 1126/P623) #100952000001 311 E.First St., Normangee, TX	\$6,973.07
3	16-0165CV	Leon Co v Brian H. Neyland	1.01 Acre, more or less, H. A. Law Survey Abstract 488, Leon County, Texas (V 1186/P321) #101981000001 2614 FM 1147, Marquez, TX	\$2,762.29
4	16-0346CV & T-14-00069	Leon ISD v Michael Caveness et al	1.00 Acres, more or less, H. Ferrell Survey Abstract 284 Leon Co., TX (V 192/P234 & V 1230/P790) #0028402700000000000000	\$2,021.28
5		Leon ISD v Kelly Lynette Caveness et al	Lots 11 & 12 (115 ft x 25 ft for Lot 11 & 115 ft x 25 ft for Lot 12, Road Frontage) Block 87, City of Jewett (V 1247/P640) 304 Spruiell Street, Jewett #05500-05000-00000-000000	\$12,014.31
6	16-0390CV	Leon ISD v Mariluz Beltran et al	Lots 17, 18, 19, 20, 21 & 22, Block 91, City of Jewett (V 1530/P623) #05500-07100-00000-000000 309 Bickers St., Jewett, TX	\$5,966.53
7	17-0005CV	Leon Co v Keary D. Flowers et al	0.77 Acre, more or less, Outlot 118, City of Centerville & a Manufactured Home, Label #TEX0081748 (V 694/P864, V 508/P745 & V 820/P864) #602686	\$3,000.00
8	17-0346CV	Leon ISD v Walking X Inc.	0.00023 RI, Blazek Gas Unit, Wells 2,4,5,6,7,8H & 9H, XTO Energy Operator G.W. Selman Survey, Abstract 848, #901674000001/709181110030673, 901676000001/709181110030685, 922859000001/709181110032038, 930080000001/709181110032143, 963392000001/709181110032742, 966886000001/709181110032721, 969109000001/709181110032735	\$1,109.71
9	17-0346CV	Leon ISD v Walking X Inc.	0.005322 OR, Blazek Gas Unit Wells 2,4,5,6,7, 8H & 9H, XTO Energy Operator, G.W. Selman Survey, Abstract 848 #901675000001/709181120030673, 901677000001/709181120030685, 922307000001/709181120032038, 930081000001/709181120032143, 965197000001/709181120032721, 965255000001/709181120032735, 966238000001/709181120032742	\$6,140.73
10	17-0374CV	Leon ISD v Mary Virginia Johnson et al	106.36 Acres, more or less, J.B. & J.E. Therrill Survey, Abstract 881 (V 1278/P680) #0088100250000000000000/0088102401001000000000/61401300001/700223000001	\$2,725.59
11	17-0374CV	Leon ISD v Mary Virginia Johnson et al	37.55 Acres, more or less, J.B. & J.E. Therrill Survey, Abstract 881 (V 506/P310) #0088100251000000000000/0088102401000000000000/60299100001/614140000001	\$1,753.51
12	17-0374CV	Leon ISD v Mary Virginia Johnson et al	0.64 Acre, more or less, J.B. & J.E. Therrill Survey, Abstract 881, Tract 11 (V 1124/P341) #0088102200000000000000/602990000001	\$1,693.82
13	17-0335CV	Leon Co v Lyedea L. Caston et al	Lot 3, Block 1, TS-C Midkiff Addn (V 493/P847) #604997000001 FM 1119, Centerville, TX	\$2,160.00
14	17-0372CV	Leon ISD v Rene R Wemple	0.00007 RI, Legacy Reserves, Poth Family Trust, Wells# 1 & #2, Thomas Toby Survey (V 853/P61) #000024110030605/901283000001, 000024110032012/901284000001	\$3,416.97
15	18-0086CV	Leon Co v Bill R. Gossett, Jr. et al	Lot 22, Block 1, Section 73, Hilltop Lakes Addn (V 729/P703) #609800000001 Lakeland Dr.S, Hilltop Lakes, TX	\$7,639.56
16	18-0369CV	Leon Co v Charles E. Holden	0.002218 RI, ETX Energy LLC, Keeling Gas Unit, Well #2H, N.G. Allen Survey, Abstract 1 (V 1558/P173) #970555000001	\$1,630.24

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17	18-0369CV	Leon Co v Charles E. Holden	0.000303 RI, ETX Energy LLC, KMMK Family LP 1 Well (1) N.G, Allen Survey, Abstract 1 (V 1563/P270) #973105000001	\$271.44
18	18-0369CV	Leon Co v Charles E. Holden	0.000357 RI, ETX Energy LLC, Keeling-Bunyard (Allocation) Gas Unit, Well 1H, M. Skinner Survey, Abstract 27 # 971175000001	\$340.00
19	18-0369CV	Leon Co v Charles E. Holden	0.001251 RI, New Gulf Resources, Keeling-Gresham (Allocation) Unit Wells (1H), (2H), N.G, Allen Survey, Abstract 1, # 975773000001	\$470.00
20	18-0369CV	Leon Co v Charles E. Holden	0.001585 RI, ETX Energy LLC, Operator, Keeling (Allocation) Unit 1H, Well #1, N. G. Allen Survey, A-1 (V. 1535, P. 1) #970517000001	\$926.18
<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>				
21	T-14-327	Leon Co v Lendon Isadore et al	Lot 6, Block 8, Elmer P. Ward Subdivision #1, City of Centerville (V 435/P228) #10400-00900-00000-000000 (Bid in Trust 2/2/2016)	\$1,700.00
22	T-12-21	Oakwood ISD v Shirley Jean Stringfield et al	An undivided interest in 14.36 Acres, more or less, A-1273 J. Sims Survey assessed as an Undivided 5.98 Acres (V372/P77 & V372/ P73) #01273-01800-00400-000000, 616622000001, 701724000001 (Bid in Trust 2/7/2017)	\$2,500.00
23	17-0118CV	Leon Co v W P Jones Estate	an undivided interest in 25.00 Acres, more or less, FHC Hageman Survey, Abstract 377 (V 116/P573) #614288000001 (Bid in Trust 2/6/2018)	\$20,000.00