

DELINQUENT TAX SALE - THE COUNTY OF BOSQUE, TEXAS, VALLEY MILLS INDEPENDENT SCHOOL DISTRICT, BOSQUE COUNTY HOSPITAL DISTRICT, MIDDLE TRINITY GROUNDWATER CONSERVATION DISTRICT AND BOSQUE COUNTY EMERGENCY SERVICES DISTRICT NO. 1, BOSQUE COUNTY, TEXAS

August 4, 2026 at 10:00AM

at the 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**. 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 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. 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 timely pay.
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 Round Rock at (512) 323-3200.

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.

BIDDER NUMBER _____ TRACT NUMBER _____ CAUSE NUMBER _____ AMOUNT _____ PID NUMBER _____

TRACT NUMBER _____ CAUSE NUMBER _____ AMOUNT _____ PID NUMBER _____

TRACT NUMBER _____ CAUSE NUMBER _____ AMOUNT _____ PID NUMBER _____

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 AUGUST 4, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV17048	The County of Bosque, Texas v A. J. Pesnall et al	33.33 Acres, +/-, out of A#519 of the J. McCullough Survey, Bosque County, Texas (V82/P315, DR, Bosque County, Texas), CR 2440, Iredell, Texas, Account #R10909 Judgment Through Tax Year: 2025	\$89,275.73
2	CV22-173	The County of Bosque, Texas v Marcelina Chavez	Part of Lot 2, Block 20, Original Town Walnut Springs, Bosque County, Texas and a MH (V481/P823, OPR, Bosque County, Texas), 146 Finland St, Walnut Spring, Texas, Account #R12602 Judgment Through Tax Year: 2024	\$42,790.31
3	CV24-051	The County of Bosque, Texas v Geneva Darlene Carnes	Part of Lot 4, Block 10, Nelson Brothers Addition, being 0.125 Acre, +/-, City of Clifton, Bosque County, Texas (D#2019-00185, OPR, Bosque County, Texas), 914 W 3rd St, Clifton, Texas, Account #R00538 Judgment Through Tax Year: 2024	\$3,568.93
4	CV25-133	The County of Bosque, Texas v Tammy Rene O'Daniel, et al	Part of Lots 7, 8, 9 and 10, Block 12, Original Town Kopperl, Bosque County, Texas (V336, P598, DR, Bosque County, Texas), 154 CR 1240, Kopperl, Texas, Account #R17234 Judgment Through Tax Year: 2024	\$11,965.70
5	CV25-180	The County of Bosque, Texas v Nathaniel Calhoun, et al	Lot 3, W. H. King #2 Addn, being 0.84 Acre, +/-, Bosque County, Texas (D#2015-0354, OPR, Bosque County, Texas), 811 Avenue G, Clifton, Texas, Account #R00731 Judgment Through Tax Year: 2025	\$9,774.68
6	CV25-182	The County of Bosque, Texas v Virgie Cole Bailey	A#454, A#650, A#440 and A#450, Block 55, Original Town City of Meridian, Bosque County, Texas, (V237/P635, DR, Bosque County, Texas), 904 N Bosque St, Meridian, Texas, Account #R17665 Judgment Through Tax Year: 2025	\$15,344.89
7	CV25-182	The County of Bosque, Texas v Virgie Cole Bailey	South part of Lot 4 and the Southeast part of Lot 3, Block 1, S. S. Nichols addn, City of Morgan, Bosque County, Texas (V520/P116, OPR, Bosque County, Texas), 1001 Harris St, Morgan, Texas, Account #R16197 Judgment Through Tax Year: 2025	\$3,839.04
8	CV25-183	The County of Bosque, Texas v Uriah Eugene Bush, et al	Lot 1, Block A, James McCullough Survey, A# 519, Bosque County, Texas (V238/P483, DR, Bosque County, Texas), 100 S Eastland St, Iredell, Texas, Account #R11217 Judgment Through Tax Year: 2024	\$11,527.54
9	CV25-183	The County of Bosque, Texas v Uriah Eugene Bush, et al	Part of Block 25, Original Town of Iredell, assessed on the tax rolls as Lot 23, Block 25, Original Town of Iredell, Bosque County, Texas (V284/P39, DR, Bosque County, Texas), 100 S Eastland St, Iredell, Texas, Account #R10614 Judgment Through Tax Year: 2024	\$4,739.48
10	CV25-207	The County of Bosque, Texas v Pamela D. Word	Lot 1, Block 8, Original Town of Iredell, Bosque County, Texas (V434/P380, OPR, Bosque County, Texas), 404 Kidd St, Iredell, Texas 75649-4754, Account #R11207 Judgment Through Tax Year: 2025	\$19,489.56
11	CV26-040	The County of Bosque, Texas v Pat H. Little, et al	Lot 69, China Spring Ranches, Section III, being 5.068 Acres, +/-, Bosque County, Texas, (D#2024-00173, OPR, Bosque County, Texas), 205 PR 3551, Valley Mills, Texas, Account #R32169 Judgment Through Tax Year: 2025	\$9,549.44
12	CV26-046	Clifton Independent School District, et al v Jessica L. Moore	Lot 8 and Lot 13, Lake Whitney Mobile Village No. 2, Bosque County, Texas, (D#2010-02040, OPR, Bosque County, Texas), 622 FM 3118, Account #R04070 Judgment Through Tax Year: 2025	\$13,557.80
13	CV26-067	Cranfills Gap Independent School District v Juan Dedios Arjon, Jr.	Lots 9 and 10, Block 42, Original Town Cranfills Gap, being out of an unplatted portion of A#261, A#370, A#718 and A#79, Bosque County, Texas, (D#2025-04199, OPR, Bosque County, Texas), 710 N 3rd, Cranfills Gap, Texas, Account #R09845 Judgment Through Tax Year: 2025	\$7,156.28