

DELINQUENT TAX SALE - THE CITY OF WACO, TEXAS, WACO INDEPENDENT SCHOOL DISTRICT, THE COUNTY OF BOSQUE, TEXAS, LA VEGA INDEPENDENT SCHOOL DISTRICT, MIDWAY INDEPENDENT SCHOOL DISTRICT, MCGREGOR INDEPENDENT SCHOOL DISTRICT, THE CITY OF MCGREGOR, TEXAS, PUBLIC IMPROVEMENT DISTRICT #1, THE CITY OF LACY-LAKEVIEW, TEXAS, CONNALLY INDEPENDENT SCHOOL DISTRICT, HALLSBURG INDEPENDENT SCHOOL DISTRICT AND THE CITY OF BRUCEVILLE-EDDY, TEXAS, MCLENNAN COUNTY, TEXAS
August 4, 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 an 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.

BIDDER REGISTRATION 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	2018-3438-5	The City of Waco, Texas vs David Buenrostro et al	0.50 acre, more or less, out of the Joseph French Survey & Carlos O'Campo Grant, Lot T532, McLennan County, Texas (Volume 1465, Page 417, Deed Records) 446 Donaldson Lane, Waco - Account #480185030532007 <u>Judgment Through Tax Year: 2025</u> <i>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. No other permits may be issued until a Floodplain Development Permit has been approved. This property is served by a private water service line exceeding 2,000 feet in length, with the water meter located near the intersection of S. University Parks Drive and Donaldson Lane. This property is not served by a public sanitary sewer system.</i>	\$43,000.00
2	2023-1427-6	The City of Waco, Texas vs Baylous Harris, Jr., et al	North 60 feet of Lot 11, Block 15, Carver Park Addition, City of Waco, McLennan County, Texas (Volume 1586, Page 302, Deed Records) 1504 J J Flewellen Road - Account #480078020215007 <u>Judgment Through Tax Year: 2025</u>	\$10,500.00
3	2023-1483-5	The City of Waco, Texas vs Juana Maria Perez	Lot 11, Block 3, Baker Heights Addition, City of Waco, McLennan County, Texas (MCC #2015024190, OPR) 1611 Marshall Avenue - Account #480020000048000 <u>Judgment Through Tax Year: 2024</u>	\$9,500.00
4	2023-1987-5	The City of Waco, Texas vs Esther Pursley, et al	Lot 1, Block 6, Higginson Addition, City of Waco, McLennan County, Texas (Volume 959, Page 118, Deed Records) 1900 Gurley Avenue - Account #480225000062000 <u>Judgment Through Tax Year: 2025</u>	\$18,000.00
5	2023-2135-3	Valley Mills Independent School District vs Jose Antonio Gamez, et al	Lot 2, Block A, Kellum Addition, being 0.5165 Acre, more or less, McLennan County, Texas (MCC #2010-08458, OPR) Sadler, Valley Mills, Texas - Account #R08335/460520000002003 <u>Judgment Through Tax Year: 2025</u>	\$8,500.00
6	2024-516-6	The City of Waco, Texas vs Virginia Green-Bowie, et al	Lot 6, Block 8, Nelson Beall Addition, City of Waco, McLennan County, Texas (MCC #2003051324, OPR) 1021 Taylor Street - Account #480031000163007 <u>Judgment Through Tax Year: 2025</u>	\$50,100.00
7	2024-519-3	La Vega Independent School District vs Walter Wayne McGee	0.31 Acre, more or less, out of the Tomas De La Vega Grant, McLennan County, Texas (Volume 1140, Page 870, Deed Records) 708A Camp Ground Road, Bellmead - Account #280570000473006 <u>Judgment Through Tax Year: 2025</u>	\$30,000.00
8	2024-519-3		0.19 Acre, more or less, out of the Tomas De La Vega Grant, McLennan County, Texas (Volume 483, Page 121, Deed Records) 708 Camp Ground Road, Bellmead - Account #280570000485015 <u>Judgment Through Tax Year: 2025</u>	\$3,100.00
9	2024-1059-6	The City of Waco, Texas vs Blukey TX LLC	Lot 8 in Block 14 Highland Place Addition to the City of Waco, McLennan County, Texas (MCC #2023036468, OPR) 3130 Lasker Avenue - Account #480226000175007 <u>Judgment Through Tax Year: 2025</u>	\$19,100.00
10	2024-1059-6		Lot 3 in Block 6, Bellaire Addition to the City of Waco, McLennan County, Texas (MCC # 2023036469, OPR) 2012 N 40A Street - Account #480037020087000 <u>Judgment Through Tax Year: 2025</u> <i>Property is within the regulatory floodway and 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. No other permits may be issued until a Floodplain Development Permit has been approved.</i>	\$12,200.00
11	2024-1059-6		Lot 1 in Block 3, Paul Quinn Addition to the City of Waco, McLennan County, Texas (MCC #2023036471, OPR) 829 Dawson Street - Account #480342000041002 <u>Judgment Through Tax Year: 2025</u>	\$8,900.00

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12	2024-2394-3	The City of Waco, Texas vs Claystreet 2014, LLC	Part of Lots 3, 4, 5 and 6, Block 17, Riverside Addition, City of Waco, McLennan County, Texas (MCC #2014014773 and #2014016982, OPR) 717 Clay Avenue - IH 35 - Account #480353000090005 <u>Judgment Through Tax Year: 2025</u> <i>To obtain water service, property owner is first required to install sanitary sewer service line and then property owner is required to install water meter.</i>	\$9,000.00
13	2024-2453-3	The City of Waco, Texas vs Chetirl Robles, et al	Lot 5, Block 25, Carver Park Addition, City of Waco, McLennan County, Texas (MCC #2013041767, OPR) 916 Lenox Street - Account #480078020357000 <u>Judgment Through Tax Year: 2025</u>	\$17,100.00
14	2024-2715-3	Midway Independent School District vs Gary R. Clinard	Lot 22, Block 8, Final Plat of the Stoneridge Addition, Phase Eight, City of Hewitt, McLennan County, Texas (MCC #2011019897 OPR) 1309 Wentwood Circle, Hewitt - Account #360826000057060 <u>Judgment Through Tax Year: 2025</u>	\$46,220.00
15	2024-2892-3	McGregor Independent School District vs Sunshine Ortega Phenix, et al	Lot 17, Block 1, Green Acres Addition, City of McGregor, McLennan County, Texas (MCC #2006030531, OPR) 200 N Tyler Street, McGregor - Account #341100000015004 <u>Judgment Through Tax Year: 2024</u>	\$9,100.00
16	2024-3457-3	The City of Waco, Texas vs Raymond Gadlin, et al	Lot 21, Block A, Hollywood Addition, City of Waco, McLennan County, Texas (MCC #2021004243, OPR) 709 Hollywood Drive - Account #480233010020019 <u>Judgment Through Tax Year: 2025</u> <i>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. No other permits may be issued until a Floodplain Development Permit has been approved. There exists a 27-inch storm drain crossing the northeast portion of the parcel within a drainage easement.</i>	\$7,900.00
17	2024-3457-3		Lot 14, Block 3, Witt Addition, City of Waco, McLennan County, Texas (MCC #2016021908, OPR) 600 Hatton Street - Account #480456000040007 <u>Judgment Through Tax Year: 2025</u>	\$11,000.00
18	2024-3457-3		Lot 7, Block 9, Section B, League Gill Subdivision, City of Waco, McLennan County, Texas (MCC #2005027166, OPR) 1323 Oak Avenue - Account #480270010039004 <u>Judgment Through Tax Year: 2025</u> <i>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. No other permits may be issued until a Floodplain Development Permit has been approved.</i>	\$7,100.00
19	2025-364-3	La Vega Independent School District vs Eric Pinyerd, et al	East half of Lot 8, all of Lot 9, Block 7, Oaklawn Terrace Addition, assessed as Lot 8B and 9, Block 7, Oaklawn Terrace Addition, City of Bellmead, McLennan County, Texas (MCC #2017038220, OPR) 2013 Montrose Avenue - Account #2803700000117007 <u>Judgment Through Tax Year: 2025</u>	\$12,200.00
20	2025-364-3		Lot 10, Block 7, Oaklawn Terrace Addition, City of Bellmead, McLennan County, Texas (MCC #2017038220 OPR) 2015 Montrose Avenue - Account #2803700000117019 <u>Judgment Through Tax Year: 2025</u>	\$10,800.00
21	2025-405-4	La Vega Independent School District vs Shelia Denise Cullens	A Manufactured Home only, PAD #1, Cole's Crossing Mobile Home Park, Label #NTA2029828, City of Bellmead, McLennan County, Texas, 1610 Cole Road - Account #280570008001020 <u>Judgment Through Tax Year: 2024</u>	\$8,500.00
22	2025-894-5	La Vega Independent School District vs Jason Hoffmeyer	0.534 Acre, more or less, out of the Tomas de la Vega Grant, McLennan County, Texas (MCC #2022019975, OPR) 4306 Bellmead Drive, Waco - Account #2805700000188004 <u>Judgment Through Tax Year: 2024</u>	\$8,600.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
23	2025-1070-6	The City of Waco, Texas vs Harry V. Littlefield	Lot 9 of the Kivett Addition to the City of Waco, McLennan County, Texas (Volume 1120, Page 327, Deed Records) 922 Gurley Avenue - Account #480258000008012 <u>Judgment Through Tax Year: 2025</u> <i>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. No other permits may be issued until a Floodplain Development Permit has been approved. To obtain water service, property owner is first required to install sanitary sewer service line and then property owner is required to install water meter.</i>	\$23,000.00
24	2025-1221-3	The City of Waco, Texas vs D.R. Tandy	Lot 8, Block 59, University Heights Addition to the City of Waco, McLennan County, Texas (Volume 1448, Page 529, Deed Records) 1825 Maple Avenue - Account #480424000687007 <u>Judgment Through Tax Year: 2025</u>	\$8,250.00
25	2025-2157-3	The City of Waco, Texas, et al vs Kirkpatrick & Witt Furniture Co, et al	Part of Farm Lot 8, assessed as Lot 6, Block 8, Farm Lot 8, City of Waco, McLennan County, Texas (Volume 1573, Page 529, Deed Records) 625 Franklin Avenue - Account #480152000006003 <u>Judgment Through Tax Year: 2025</u>	\$33,700.00
26	2025-2173-3	The City of Waco, Texas, et al vs Trailwood Star Holdings, LLC	Lot 10, Block C, West Waco Industrial District Addition, City of Waco, McLennan County, Texas (MCC #2021033208, OPR) 4600 W. Waco Drive - Account #480439010054066 <u>Judgment Through Tax Year: 2025</u> <i>There exists an 8-inch sewer main crossing the northeast portion of the parcel within a utility easement.</i>	\$16,200.00
27	2025-2271-5	La Vega Independent School District, et al vs Sebmel, LLC	Being 16.094 acres, more or less, out of the Tomas de La Vega Grant, City of Waco, McLennan County, Texas (MCC #2022042029, OPR) 1209-1303 N. Loop Drive - Account #280570001382003 <u>Judgment Through Tax Year: 2025</u>	\$15,900.00
28	2025-2426-3	The City of Waco, Texas vs Jeannette Santos	Lot 4, part of Lot 3 and 5, Block C, C.N. Curtis Addition, assessed on the tax rolls as Lot B3, 4 and A5, Block 2, C. N. Curtis Addition, City of Waco, McLennan County, Texas (MCC #2008036370, OPR) 1408 Webster Avenue - Account #480111000009007 <u>Judgment Through Tax Year: 2025</u> <i>Almost all 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. No other permits may be issued until a Floodplain Development Permit has been approved. To obtain water service, property owner is required to install water meter.</i>	\$14,700.00
29	2025-2461-5	The City of Waco, Texas, et al vs Clayton C. Felton, et al	Lot 9, Block 3, Inverness Place Addition, Part 5, City of Waco, McLennan County, Texas (MCC #2020030546, OPR) 3021 Wooded Acres Drive - Account #480241030036008 <u>Judgment Through Tax Year: 2025</u> <i>There exists a 6-inch sanitary sewer main crossing an undeveloped portion of the property behind the house within a utility easement.</i>	\$9,700.00
30	2025-2493-4	The City of Waco, et al vs Jose Hernandez, et al	Lot 10, Block 3, Rickert Addition, Part Four (4), City of Waco, McLennan County, Texas (MCC #2023018191, OPR) 2807 N. 42nd Street - Account #480349020027027 <u>Judgment Through Tax Year: 2025</u> <i>There exists a 10-inch sanitary sewer main crossing an undeveloped portion of the west side of the property within a sanitary sewer easement. There exists a 36-inch storm drain crossing an undeveloped portion of the west side of the property within a drainage & utility easement.</i>	\$13,400.00
31	2025-2493-4		Lot 17, Block B, Mountainview Estates Addition, Part Three (3), City of Waco, McLennan County, Texas (MCC #2023019492, OPR) 5800 Mt. Rockwood Circle - Account #480304010036078 <u>Judgment Through Tax Year: 2025</u>	\$10,400.00
32	2025-2663-6	The City of Waco, Texas, et al vs Sally Barrera Rodriguez, et al	Lot 2, Block 15, Baylor Addition, City of Waco, McLennan County, Texas (MCC #2018022523, OPR) 1804 Bagby Avenue - Account #480029000161008 <u>Judgment Through Tax Year: 2025</u>	\$4,200.00

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33	2025-2663-6		Lot 10, Block 8, Higginson Addition, City of Waco, McLennan County, Texas (MCC #2015031404, OPR) 1717 Connor Avenue - Account #480225000095003 <u>Judgment Through Tax Year: 2025</u>	\$5,600.00
34	2025-2750-5	The City of Lacy-Lakeview, Texas vs United States Department of Agriculture	Lot 2, Block 14, Lakeview Addition, City of Lacy-Lakeview, McLennan County, Texas (MCC #2024000378, OPR) 902 E Craven Avenue - Account #200306000057027 <u>Judgment Through Tax Year: 2025</u>	\$23,300.00
35	2025-3142-6	The City of Waco, Texas vs Children of God Created for Glory Worship Center	Part of Lots 1, 2, 3 and 4 Block 2, being assessed as Lots 1A, 2A, 3A and 4A, Block 2, Lincoln Heights Addition, City of Waco, McLennan County, Texas (MCC #2009009132 SAVE AND EXCEPT MCC #2015002413, OPR) 417 E. Johnson Street - Account #280285000020018 <u>Judgment Through Tax Year: 2025</u>	\$10,200.00
36	2025-3142-6		Lot 12, Block 3, Central Villa Addition, City of Waco, McLennan County, Texas (MCC #2015013053, OPR) 1201 Texas Street - Account #480084020041006 <u>Judgment Through Tax Year: 2025</u> <i>To obtain water service, property owner is first required to install sanitary sewer service line and then property owner is required to install water meter.</i>	\$10,400.00
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
37	2020-2763-5	Midway Independent School District vs Sharon Stapleton, et al	0.29 Acre, more or less, out of the Carlos O'Campo Grant, City of Hewitt, McLennan County, Texas (Volume 1758, Page 671, Deed Records) Account #360032000151029 Bid in Trust 5/5/2026 <u>Judgment Through Tax Year: 2024</u>	\$17,000.00
38	2021-2765-5	Connally Independent School District vs Charles Edward Johnson	Lot 1, Block 6, Lincoln City Subdivision, Part One, on the S. Burton Survey, McLennan County, Texas (Volume 1214, Page 171, Deed Records), 442 Bunche Blvd. - Account #200316000056003 Bid in Trust 5/5/2026 <u>Judgment Through Tax Year: 2021</u>	\$45,000.00
39	2022-4316-5	La Vega Independent School District vs A.J. Campbell Et Al	0.77 Acre, more or less, out of the Tomas De La Vega Survey, Tract 9, McLennan County, Texas, being a .5 acre tract, more or less, and being that tract described in Volume 597, Page 375, save and except that property described in Volume 603, Page 120, Deed Records and a .27 acre tract, more or less, and being that tract described in Volume 641, Page 209, save and except that property described in Volume 970, Page 148, Deed Records (as referenced above) Account #280570000880002 Bid in Trust 2/3/2026 <u>Judgment Through Tax Year: 2023</u>	\$10,000.00
40	2023-1168-3	La Vega Independent School District vs J.T. Chapman, et al	3.00 Acres of land, more or less, out of the Tomas de la Vega Eleven League Grant, McLennan County, Texas (Volume 72, Page 33 Probate Minutes) Off Williams Road - Account #280570000589001 Bid in Trust 10/7/2025 <u>Judgment Through Tax Year: 2023</u>	\$15,000.00
41	2023-2049-4	The City of Bruceville-Eddy, Texas vs Tone Enterprises, Inc.	Lot B, Block 34, City of Bruceville-Eddy, McLennan County, Texas (Volume 1801, Page 688 OPR) Bruce Street - Account #160545000045000 Bid in Trust 10/7/2025 <u>Judgment Through Tax Year: 2023</u>	\$5,500.00
42	2023-2049-4		Lot A, Block 34, City of Bruceville-Eddy, McLennan County, Texas (Volume 1801, Page 688 Deed Records) Account #160545000046007 Bid in Trust 10/7/2025 Judgment Through Tax Year: 2023	\$3,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
43	2025-671-5	La Vega Independent School District vs Martha Mae Johnson, et al	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 (MCC #2019042058, OPR) 4200 Camp Ground Road Account #280570000817017 Bid in Trust 5/5/2026 <u>Judgment Through Tax Year: 2024</u>	\$30,000.00