

DELINQUENT TAX SALE - THE COUNTY OF COMANCHE, TEXAS, COMANCHE COUNTY, TEXAS

September 1, 2026 at 1:30 PM

Courthouse Annex Building

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 Comanche County Sheriff's 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. 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 Sheriff'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 Stephenville at (254) 334-1504.

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 SEPTEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX06712	The County of Comanche, Texas v Jack Dixon, et al	Part (103.75 feet x 210 feet) of Lot, Block B, out of the W. P. Ferguson Survey, Abstract 1782, City of DeLeon, Comanche County, Texas (Volume 891, Page 532, Deed Records, Comanche County, Texas), 432 E Ross Ave, DeLeon, Texas 76444-2242 Account #462 Judgment Through Tax Year: 2024 Approximate Address: 432 E Ross Ave, DeLeon, Texas	\$4,450
2	TX06739	The County of Comanche, Texas v Roma Louise Elms Menzo, et al	50% Undivided Interest in Lot 2, Block 28, Original Town Gustine out of the Christopher H. Clark Survey, City of Gustine, Comanche County, Texas (Volume 740, Page 349, Deed Records, Comanche County, Texas), 202 E Commerce St, Gustine, Texas Account #5288 Judgment Through Tax Year: 2024 Approximate Address: 202 E Commerce St, Gustine, Texas	\$8,000
3	TX06739	The County of Comanche, Texas v Roma Louise Elms Menzo, et al	50% Undivided Interest in Lot 2, Block 28, Original Town Gustine out of the Christopher H. Clark Survey, City of Gustine, Comanche County, Texas (Volume 740, Page 349, Deed Records, Comanche County, Texas), 202 E Commerce St, Gustine, Texas Account #73595 Judgment Through Tax Year: 2024 Approximate Address: 202 E Commerce St, Gustine, Texas	\$7,400
4	TX06753	The County of Comanche, Texas v Raymond Earl Wysong, et al	Tract 13, Outlot of Block 41 being located in the John Duncan Survey #4, Abstract 259, Comanche County, Texas (Volume 511, Page 270, Deed Records, Comanche County, Texas), 1407 N Austin St, Comanche, Texas Account #9493 Judgment Through Tax Year: 2024 Approximate Address: 1407 N Austin St, Comanche, Texas	\$7,600
5	TX06783	The County of Comanche, Texas v Ardie W. Merritt, et al	Lot 343, Promontory R.V. Resort, Phase II, Comanche County, Texas (Volume 664, Page 378, Deed Records, Comanche County, Texas), Montego Bay Rd, Comanche, Texas Account #60526 Judgment Through Tax Year: 2024 Approximate Address: Montego Bay Rd, Comanche, Texas	\$4,000
6	TX06794	The County of Comanche, Texas v Ernest Trevino, Jr., et al	Lot 5, Block B, Hi-Point Addition, Comanche County, Texas (Volume 412, Page 505, Deed Records, Comanche County, Texas) Account #8231 Judgment Through Tax Year: 2024	\$3,700
7	TX06794	The County of Comanche, Texas v Ernest Trevino, Jr., et al	Lot 6, Block B, Hi-Point Acres Addition, Comanche County, Texas (Volume 412, Page 505, Deed Records, Comanche County, Texas) Account #8232 Judgment Through Tax Year: 2024	\$2,100
8	TX06794	The County of Comanche, Texas v Ernest Trevino, Jr., et al	Lot 8, Block D, Hi-Point Acres Addition, Comanche County, Texas (Volume 412, Page 505, Deed Records, Comanche County, Texas), Rickey St Account #8265 Judgment Through Tax Year: 2024 Approximate Address: Rickey St	\$1,200
9	TX06794	The County of Comanche, Texas v Ernest Trevino, Jr., et al	Lots 9 and 10, Block D, Hi-Point Acres Addition, Comanche County, Texas (Volume 412, Page 505, Deed Records, Comanche County, Texas), Rickey St Account #8266 Judgment Through Tax Year: 2024 Approximate Address: Rickey St	\$3,300

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	TX06799	The County of Comanche, Texas v Eugenia Martinez Garcia, et al	3.963 acres, more or less, Block 56, (Tract 1), Original Addition to the City of Comanche, Comanche County, Texas (Volume 660, Page 444; Volume 866, Page 547 and Volume 912, Page 434, Deed Records, Comanche County, Texas), S Lane St, Comanche, Texas Account #72660 Judgment Through Tax Year: 2024 Approximate Address: S Lane St, Comanche, Texas	\$13,200
11	TX06808	The County of Comanche, Texas v Jessica M. Walton	Part of Lot 4, Block 7, Heath Addition, City of DeLeon, Comanche County, Texas (Volume 1067, Page 240, Deed Records, Comanche County, Texas), 624 S Austin St, DeLeon, Texas Account #781 Judgment Through Tax Year: 2024 Approximate Address: 624 S Austin St, DeLeon, Texas	\$2,000
12	TX06819	The County of Comanche, Texas v Karin Jones	Lot 18 and 19, Block B, Hi-Point Acres Addition, Comanche County, Texas (Volume 456, Page 327, Deed Records, Comanche County, Texas) Account #8242/8243 Judgment Through Tax Year: 2024	\$3,500
13	23-047-DCCV-00004	The County of Comanche, Texas v Tamara Frazier, et al	Lot 7, Block D, Hi-Point Acres Addition, Comanche County, Texas (Volume 797, Page 424, Deed Records, Comanche County, Texas) Account #8264 Judgment Through Tax Year: 2024	\$2,500
14	23-047-DCCV-00012	The County of Comanche, Texas v John C. Roberts, et al	Lot 4, Block M, Hi-Point Acres Addition, Comanche County, Texas (Volume 442, Page 373, Deed Records, Comanche County, Texas) Account #8581 Judgment Through Tax Year: 2024	\$1,400
15	23-047-DCCV-00014	The County of Comanche, Texas v Thelma H. Williamson, et al	Lot 2, Block P, Hi-Point Acres Addition, Comanche County, Texas (Volume 320, Page 504, Deed Records, Comanche County, Texas) Account #8835 Judgment Through Tax Year: 2024	\$2,700
16	24-047-DCCV-00007	The County of Comanche, Texas v Charlie Brown, et al	Lots 2, 3, 18 and 19, Block E, Hi-Point Acres Addition, Comanche County, Texas (Volume 855, Page 340, Deed Records, Comanche County, Texas) Account #8278/8279/8293/8294 Judgment Through Tax Year: 2024	\$5,400
17	24-047-DCCV-00018	The County of Comanche, Texas v Lesley Robinson, et al	Part of Block 2, Pavilion Park Addition, (50% Interest), Comanche County, Texas (Volume 994, Page 456, Deed Records, Comanche County, Texas), 807 W Duncan St, Comanche, Texas Account #2397 Judgment Through Tax Year: 2023 Approximate Address: 807 W Duncan St, Comanche, Texas	\$7,200
18	24-047-DCCV-00018	The County of Comanche, Texas v Lesley Robinson, et al	Part of Block 2, Pavilion Park Addition, (50% Interest), Comanche County, Texas (Volume 994, Page 456, Deed Records, Comanche County, Texas), 807 W Duncan St, Comanche, Texas Account #76760 Judgment Through Tax Year: 2023 Approximate Address: 807 W Duncan St, Comanche, Texas	\$5,700
19	24-047-DCCV-00028	County of Comanche et al v Hailey Reed et al	Part of Lot 8 and all of Lot 10, (Tract 3), Liberty Heights Addition, Comanche County, Texas (Volume 1077, Page 196, and Volume 1117, Page 75, Deed Records, Comanche County, Texas), 600 S Weatherford St, De Leon, Texas 76444-2339 Account #1125 Judgment Through Tax Year: 2024 Approximate Address: 600 S Weatherford St, De Leon, Texas	\$15,000