

DELINQUENT TAX SALE - LEON INDEPENDENT SCHOOL DISTRICT AND THE COUNTY OF LEON, TEXAS, LEON COUNTY, TEXAS

September 1, 2026 at 10:00AM

District Court House 139 E Main St, Centerville, Texas 75833

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 _____**. 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 Bryan at (979) 775-1888.

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	22-0351CV	Leon Independent School District v Jake Brown, et al	0.75 Acre more or less, out of the C. Rockwell Survey, Abstract 724, City of Jewett, Leon County, Texas (Volume 155, Page 199, Deed Records, Leon County, Texas) Account #603803 Judgment Through Tax Year: 2024	\$11,250.00
2	22-0367CV	The County of Leon, Texas v Orlettia Browder, et al	1.31 Acres, more or less, being assessed as 1.38 Acres, more or less, being a part of Lot 100, Town of Centerville, Leon County, Texas (Volume 140, Page 9, Deed Records, Leon County, Texas) Account #603737000001 Judgment Through Tax Year: 2024	\$6,301.12
3	23-145-DCCV-00241	The County of Leon, Texas v Dennis R. Garrison, Jr.	Personal Property consisting of Vehicle, Leon County, Texas Account #717959000001-CO Judgment Through Tax Year: 2024	TBA
4	23-145-DCCV-00245	The County of Leon, Texas v Ollie S. Johnson, et al	2.00 Acres, more or less, out of the Williams Nelms Survey, Abstract 650, City of Centerville, Leon County, Texas (Volume 140, Page 580 and 581; Volume 247, Page 199; Volume 564, Pages 739, 742, 745, 748 and Page 751, Deed Records, Leon County, Texas) Account #614164000001/614165000001/614166000001 Judgment Through Tax Year: 2024	\$37,574.49
5	23-145-DCCV-00280	The County of Leon, Texas v Strada Services, LLC	Business Personal Property consisting of Furniture, Inventory, Machinery, Equipment and Vehicle(s), used in the operation of Strada Services, LLC, Leon County, Texas Account #976184000001 Judgment Through Tax Year: 2025	TBA
6	23-145-DCCV-00280	The County of Leon, Texas v Strada Services, LLC	Business Personal Property consisting of Furniture, Inventory, Machinery, Equipment and Vehicle(s), used in the operation of Strada Services, LLC, Leon County, Texas Account #975913000001 Judgment Through Tax Year: 2025	TBA
7	23-145-DCCV-00280	The County of Leon, Texas v Strada Services, LLC	Business Personal Property consisting of Furniture, Inventory, Machinery, Equipment and Vehicle(s), used in the operation of Strada Services, LLC, Leon County, Texas Account #977787000001 Judgment Through Tax Year: 2025	TBA
8	23-145-DCCV-00280	The County of Leon, Texas v Strada Services, LLC	Business Personal Property consisting of Furniture, Inventory, Machinery, Equipment and Vehicle(s), used in the operation of Strada Services, LLC, Leon County, Texas Account #976724000001 Judgment Through Tax Year: 2025	TBA
9	23-145-DCCV-00280	The County of Leon, Texas v Strada Services, LLC	Business Personal Property consisting of Furniture, Inventory, Machinery, Equipment and Vehicle(s), used in the operation of Strada Services, LLC, Leon County, Texas Account #977620000001 Judgment Through Tax Year: 2025	TBA
10	24-145-DCCV-00105	The County of Leon, Texas v Frederick Small et al	0.000182 RI, AFWDU 1 (03), AB 29, FERNANDO DEL VALLE SUR, RRC# 3451, 988.91 AC, Leon County, Texas Account #903811000001 Judgment Through Tax Year: 2025	\$580.00
11	24-145-DCCV-00228	The County of Leon, Texas v Jose Luis Leal	Tract Six and Seven, Anna Lee Land Co Subdivision, Leon County, Texas (Instrument #2021-00446057, Official Records, Leon County, Texas), CR 230 Account #100977000001 Judgment Through Tax Year: 2024	\$10,663.17
12	24-145-DCCV-00238	The County of Leon, Texas v Alejandro Felipe Sotelo	0.3030 Acre, more or less, out of Abstract 724 of the C. Rockwell Survey aka Lot 20, Yellow Creek Estates, City of Jewett, Leon County, Texas (Volume 1439, Page 907, Deed Records, Leon County, Texas), 312 Yellow Creek Cir, Jewett, Texas 75846-4632 Account #714625000001 Judgment Through Tax Year: 2024	\$23,948.86
13	24-145-DCCV-00238	The County of Leon, Texas v Alejandro Felipe Sotelo	Business Personal Property consisting of Machinery, Equipment, Supplies, Inventory and Vehicle(s), used in the operation of Sotelo Remodeling Services aka Sotelo Remodeling, City of Jewett, Leon County, Texas, 312 Yellow Creek Cir, Jewett, Texas 75846-4632 Account #708532000001 Judgment Through Tax Year: 2024	TBA

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	24-145-DCCV-00249	The County of Leon, Texas v Scott Spruiell, et al	1.35 Acres, more or less, out of Abstract 294 of the T.N.B. Greer Survey, Leon County, Texas (Volume 1546, Page 212, Deed Records, Leon County, Texas), 992 W Highway 7, Centerville, Texas Account #614512000001 Judgment Through Tax Year: 2024	\$6,301.99
15	24-145-DCCV-00249	The County of Leon, Texas v Scott Spruiell, et al	2.00 Acres, more or less out of Abstract 114 of the WM H. Barrett Survey, Leon County, Texas (Volume 1028, Page 688 and Volume 1625, Page 426, Deed Records, Leon County, Texas), FM 39, Jewett, Texas Account #709198000001 Judgment Through Tax Year: 2024	\$7,703.68
16	24-145-DCCV-00249	The County of Leon, Texas v Scott Spruiell, et al	Business Personal Property consisting of Furniture, Fixtures, Equipment, Inventory and Vehicle(s), used in the operation of Scott Construction Inc., Leon County, Texas, 5327 N FM 39, Jewett, Texas 75846-4982 Account #712285000001 Judgment Through Tax Year: 2024	TBA
17	24-145-DCCV-00249	The County of Leon, Texas v Scott Spruiell, et al	3.40 Acres, more or less, out of Abstract 323 of the Benjamin Green Survey, Leon County, Texas (Volume 1654, Page 340, Deed Records, Leon County, Texas), 5578 FM 39, Jewett, Texas Account #601495000001 Judgment Through Tax Year: 2024	\$4,311.07
18	24-145-DCCV-00287	The County of Leon, Texas v William F. White	11.10 Acres, more or less, being Tract 7, Carroll Land Co, Section 1, in the S. B. Marshall Survey, Abstract 13 aka 11.10 Acres, more or less, in the S. B. Marshall Survey, Abstract 13, Leon County, Texas (Volume 1313, Page 785, Deed Records, Leon County, Texas), PR 2110, Centerville, Texas Account #628208000001 Judgment Through Tax Year: 2025	\$5,600.31
19	24-145-DCCV-00291	The County of Leon, Texas v Mary Virginia Johnson, et al	0.64 Acre, more or less, out of the J. B. & J. E. Therrill Survey, Abstract 881, Tract 11, Leon County, Texas (Volume 790, Page 177, Deed Records, Leon County, Texas), 13470 W Hwy 79, Jewett, Texas 75846-3431 Account #602990000001 Judgment Through Tax Year: 2024	\$6,721.70
20	25-145-DCCV-00199	The County of Leon, Texas v Donella Dee Dobbs King	2.32 Acres, more or less, out of Abstract 543 of the James McKelvey League, Leon County, Texas (Volume 1635, Page 773, Deed Records, Leon County, Texas), 4541 CR 429, Marquez, Texas 77865-4091 Account #607161000001 Judgment Through Tax Year: 2024	\$7,761.56
21	25-145-DCCV-00199	The County of Leon, Texas v Donella Dee Dobbs King	41.34 Acres, more or less out of 57.680 Acre Tract, more or less, out of Abstract 543 of the J. McKelvey Survey, Leon County, Texas, 4541 CR 429, Marquez, Texas Account #607166000001 Judgment Through Tax Year: 2024	\$1,301.99
22	25-145-DCCV-00202	The County of Leon, Texas v Christopher Glenn Padgett	Business Personal Property consisting of Vehicles, Leon County, Texas, 412 FM 489 E, Buffalo, Texas 75831-6855 Account #718307000001 Judgment Through Tax Year: 2024	TBA
23	25-145-DCCV-00250	The County of Leon, Texas v Jose Luis Moctezuma & DBA M-3 Fencing Corporation	Business Personal Property consisting of Hand Tools, a Trailer, Equipment, and Vehicles, VIN #3D73Y4HL0BG535538 & VIN #3C63RRGL4DG600892, Leon County, Texas, 3786 State Highway 7 W, Jewett, Texas Account #713017000001 Judgment Through Tax Year: 2024	TBA
24	25-145-DCCV-00254	The County of Leon, Texas v Victor Hugo Sanchez Ramirez et al	1.53 Acre, more or less, out of Abstract 622 of the McKinney & Williams Survey, Leon County, Texas (Volume 1646, Page 149, Deed Records, Leon County, Texas), Highway 75, Buffalo, Texas Account #714020000001 Judgment Through Tax Year: 2025	\$6,287.12
25	25-145-DCCV-00254	The County of Leon, Texas v Victor Hugo Sanchez Ramirez et al	A Manufactured Home Only located on Parcel 605013, City of Jewett, Leon County, Texas Account #715715000001 Judgment Through Tax Year: 2025	\$1,395.04
26	25-145-DCCV-00256	The County of Leon, Texas v Jeffery Williams AKA Jeffrey Williams	An Improvement Only consisting of a Reddot Building & a Shed located out of Abstract 591 of the J. McGrew Survey, Parcel 607596, City of Jewett, Leon County, Texas, 322 Lathrop, Jewett, Texas Account #715518000001 Judgment Through Tax Year: 2025	\$4,342.49

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
27	25-145-DCCV-00262	The County of Leon, Texas v Nancy M. Eiland & DBA Eiland International Properties, Inc. AKA Eiland International Prop., Inc., an inactive Nevada Corporation	Lots 7 & 8, Block 1, Reed Davis Addition, out of Abstract 956 of the Mary Walker Survey, Save & Except the wedge shaped portion of Lot 7, City of Buffalo, Leon County, Texas (Volume 913, Page 745, Deed Records, Leon County, Texas), 306 Stadium St, Buffalo, Texas Account #608426000001 Judgment Through Tax Year: 2025	\$4,119.11
28	25-145-DCCV-00273	The County of Leon, Texas v Adam Weichert	a 2008, 16' X 40', CMH Manufacturing, Inc., Manufactured Home Only, Serial #CBH019170TX, Label #HWC0394020 located on Parcel 625078, Leon County, Texas, 4023 FM 3 South, Marquez, Texas Account #711851000001 Judgment Through Tax Year: 2024	\$3,081.39
29	25-145-DCCV-00287	The County of Leon, Texas v Roberta Reed	1995, 32' X 40', Fleetwood Homes of Texas, LP, Suncrest Manufactured Home Only, Serial #TXFLS84A11321SC11/B11321SC11, Label #RAD0861158/9, Leon County, Texas, 329 County Road 322, Jewett, Texas Account #706845000001 Judgment Through Tax Year: 2025	\$7,373.32
30	25-145-DCCV-00293	The County of Leon, Texas v Wayne Schmal AKA Wayne L. Schmal et al	Business Personal Property consisting of Furniture, Fixtures & Equipment used in the operation of Daily S Services, Leon County, Texas Account #712604000001/717454000001 Judgment Through Tax Year: 2024	TBA
31	25-145-DCCV-00293	The County of Leon, Texas v Wayne Schmal AKA Wayne L. Schmal et al	Business Personal Property used in the operation of Pup in the Tub Services, Leon County, Texas Account #717081000001 Judgment Through Tax Year: 2024	TBA
32	25-145-DCCV-00385	The County of Leon, Texas v 5R Tire and Services LLC	Business Personal Property consisting of Tools, Equipment, Inventory, Supplies, Computer and Vehicles used in the operation of 5R Tire and Services LLC, Leon County, Texas, 2013 W US Highway 79, Buffalo, Texas 75831-3452 Account #720256000001 Judgment Through Tax Year: 2025	TBA
RESALES <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>				
33	18-0364CV	The County of Leon v Darryl Matthews, et al	Being a part of Lot 118, City of Centerville, Leon County, Texas (Volume 1204, Page 238 and Volume 247, Page 70 of the Deed Records, Leon County, Texas) Account #625466000001-CO/07300-03300-00000-000000-CTY Bid in Trust 10/4/2022 Judgment Through Tax Year: 2021	\$2,000.00
34	20-0164CV	The County of Leon, Texas v Liza Jones, et al	Lots 1 and 2, Block 8, East Normangee Subdivision, City of Normangee, Leon County, Texas (Volume 344, Page 615 and Volume 580, Page 907, Deed Records, Leon County, Texas) Account #614373000001; #614374000001 Bid in Trust 11/4/2025 Judgment Through Tax Year: 2020	\$13,270.00
35	23-0114CV	The County of Leon, Texas v Jaime Jones	Lot 3, Block 4, Pierce Addition, City of Centerville, Leon County, Texas (Volume 1433, Page 361, Deed Records, Leon County, Texas), 142 N First St Account #620272000001 Bid in Trust 11/4/2025 Judgment Through Tax Year: 2022	6,011.16