

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

**October 6, 2020 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.

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	T-15-00467	Leon Co v Monroe Pickard et al	0.50 Acre, more or less, out of the Wm. Little Survey, A-483, Leon County (V406/P21& V388/P269) #00483-32800-00000-000000	\$9,699.41
2	17-0336CV	Leon Co v Terry Lee Glover et al	0.50 Acre, more or less, A# 588, B. Millsbaugh Survey, Leon County (V247/P100 & V1063/P383) #609579000001	\$2,500.00
3	17-0410CV	Buffalo ISD v Jose P. Espinoza et al	1.54 Acres, more or less, D.Y. Hamlin Survey, A-359, Leon County, & being assessed on the tax rolls of Leon County, as Lot 43, Cedar Creek Estates. (V749/P 258) 13510 CR 355, Buffalo, #02500030000000000000/608095000001	\$5,466.04
4			Lots 14, 15, 16 and 17, Block D.; All of Lots 11, 12, 13 and part of Lots 10, 24, 25 and 26, Block D; All of Lots 10, 11, 12, 13, 14, 15, 16 and part of Lot 9, Block C, Yates Addition to the City of Buffalo, Leon County, Texas. (Vol. 1120, Page 277), Hwy 79 & 75, City of Buffalo, 04300001000000000000/611578000001; 04300007400000000000/611580000001; 04300004000000000000/611579000001	\$6,657.17
5	18-0041CV	Leon Co v Ferman Moon et al	Part of Lot 8 & all of Lots 9 & 10, Block 1, City of Normangee, Leon County (V320/P377 SAVE AND EXCEPT V557/P246 & V338/P782) #618432000001	\$12,576.40
6	19-0123CV	Leon Co v Jackie Whitfield	5.00 Acres, more or less, of the M. Guinan Survey, A# 1107, (V1646/P 760) #714295000001	\$4,244.70
7	19-0300CV	Leon Co v Tamra Kaye Lee	Lots 7 & 8, Block 4, Section 46B, Hilltop Lakes Addition, Leon County (V1737/P884) #619300000001	\$13,228.24
8	19-0423CV	Leon Co v Joseph R. Sanders, et al	3.00 Acres, more or less, A. T. Kerr Survey, A# 455, Leon County (V1524/P595) #609617000001	\$4,054.74
<b><u>RESALES</u></b> <b><u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u></b> <b><u>PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></b>				
9	17-0375CV	Leon ISD v Steve Horton	Being Lot 23, Lakeside Village, Section 2, Leon County (V1200/P730) #00019097000111000000/100708000001 (Bid in Trust 2/4/2020)	\$2,500.00
10	18-0086CV	Leon Co v Bill R. Gossett, Jr. et al	Lot 22, Block 1, Hilltop Lakes Addition, Section 73, Leon County (V729/P703) S Lakeland Dr #609800000001 (Bid in Trust 6/4/2019)	\$5,000.00
11	18-0122CV	Leon Co v Billy J. Bonner et al	Lot 32, Block 1, Hilltop Lakes Addition, Section 8D, Leon County (V1064/P915) Golf Club Drive #608947000001 (Bid in Trust 2/4/2020)	\$6,000.00
12	18-0434CV	Leon ISD v Alda Seals, et al	50 ft x 60 ft, A# 724, C. Rockwell Survey, City of Jewett (V679/P725 & V239/P193) #00724-18000-00000-000000-ISD/623323000001-Co (Bid in Trust 10/1/2019)	\$2,500.00