

DELINQUENT TAX SALE - THE COUNTY OF CORYELL, TEXAS

October 1, 2024 at 10:00 am

at 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**. 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 to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Coryell County**. 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 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 Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON OCTOBER 1, 2024:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	CTX-14-03135	Coryell County v Tim Sullivan	Lot 5, Block 6, Town of Leon Junction (V468/P37 DR) CR 347 Acct #116464	\$18,164.71
2	CTX-22-03771	The County of Coryell v Jessica Ann Carpenter, et al	Lot 1, Block 8, Grandview Addition, (#200592) 2001 St Louis St Acct #112595	\$2,447.08
3	CTX-23-03815	The County of Coryell v Luis Pardo	Lot 18, Block 10, Bluestem Estates, 2nd Unit, (#104555 & #104704) 771 Bluestem Dr Acct #117353	\$10,211.12
4	CTX-23-03824	The County of Coryell v Stacy Blackman, et al	A Manufactured Home only, Label #PFS07S8989, Serial #TXFL212A407180012, 15.015 ac, more or less, J. M. Logan Survey, Abstract 671, 435 Greenbriar Rd Acct #129535	\$16,133.40
5	CTX-23-03830	The County of Coryell v Eric Vogt, et al	Lot 34 & Lot 35 Oak Land Acres Subdivision, (#337255 OPR) 501 Ranier Rd Acct #113680 & Acct #113681	\$4,171.94
6	CTX-23-03840	The County of Coryell v Danny W. Wilson, et al	A Manufactured Home only, Label #NTA0608777, Serial #HOTX08804987, 22.14 ac, more or less, J. Burns Survey, Abstract 49, 875 CR 216 Acct #100813	\$3,763.55
7	CTX-23-03849	The County of Coryell v Laura Daniels, et al	5.00 Acres, more or less, Thomas Marshall Survey, Abstract 688, (#290747OPR) 250 CR 207 Acct #106104	\$5,083.69
8	CTX-23-03852	The County of Coryell v Kathy Brase	16.943 ac, more or less, W. M. Cummings Survey, Abstract 1157 (#151931 S & E #197022 and # 317687) 485 County Road 385 Acct #109934	\$8,020.39