

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

**December 5, 2023 at 1:30P.M.**

**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 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. 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 (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 DECEMBER 5, 2023:**

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	TX06582	Comanche County v Glenn Cyril Jones et al	Lot 68, Foley's Waterfront Estate #1, Comanche County & a Manufactured Home, 1959, S#SN1 7994, T#7959981 4 (V668/ P432) Apple St, Dublin #7471	\$10,287.85
2	TX06756	Comanche County v J. A. Goforth aka John Alvin Goforth, et al	Lot 7 & part of Lot 8, Block 10, Higginbotham Addition, Town of DeLeon, City of DeLeon, Comanche County (V214/P664) 516 N Leon St, DeLeon #140	\$2,740.00
3	TX06761	Comanche County v Phyllis Lee Beavers, et al	Lots 8 & 9, Chaney Addition, City of Comanche (V800/P112 & V85/P21) 1112 N Austin St, Comanche #3022	\$18,663.47
4	TX06765	Comanche County v Edward R. Newcomb, et al	All of Lot 6 & part (South half) of Lot 7, Block 4, Heath Addition, City of DeLeon, Comanche (V312/P531 & V833/P 69) 617 S Austin, DeLeon #931	<del>\$6,796.77</del>

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
5	TX06777	Comanche County v Just Thelma Amos, et al	0.207 Acre, more or less, John Duncan Survey, A#256, Comanche County (V455/P44 & V455/P42, Save & Except V498/P238 & V574/P295) 409 E Peach St, Comanche #6296	\$3,150.00
<del>6</del>	<del>TX06778</del>	<del>Comanche County v Peggy Ann Bartlett, et al</del>	<del>0.83 Acre, more or less, Christopher H. Clark Survey, A#181, Comanche County (V324/P116) 305 N Leon St, Gistine, #13127</del>	<del>\$8,312.98</del>
<del>7</del>	<del>TX06792</del>	<del>Comanche County v Elizabeth Ibarra, et al</del>	<del>All of Lot 10 &amp; part of Lot 9, Block 8, Lakeside Addition, City of Comanche (V1020/P448) 1004 W Paine Ave, Comanche, #3784</del>	<del>\$4,295.64</del>
8	TX06800	Comanche County v Jonathan P. Sieperda, et al	Lots 1 and 2, Block 1, Bonham/Stephens Addition, City of DeLeon, Comanche County (V997/P233) 711 E Reynosa Ave and 713 E Reynosa Ave, DeLeon #286 and #287	\$2,173.50
9	TX06802	Comanche County v R. B. Lindley	Lots 11 & 12, Block D, Hi-Point Acres Addition, Comanche County (V312/P335) #8268	\$2,120.00
10			Lots 13 & 14, Block F, Hi-Point Acres Addition, Comanche County (V312/P335) #8507	\$2,120.00
<del>11</del>	<del>TX06807</del>	<del>Comanche County v Shyla R. Strickland</del>	<del>Lot 12, Block 8, Lakeside Addition, City of Comanche (V999/P412) 1000 W Paine Ave, Comanche #3786</del>	<del>\$6,716.29</del>
12	TX06813	Comanche County v Gilbert Trevino	2.45 Acres, more or less, E. C. Mobley Survey, A#1301, (Tract 15), City of DeLeon, Comanche County (V964/P153) 916 W Sipe Springs Rd, DeLeon #3948	\$7,860.25