

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

April 5, 2022 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 **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.
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.
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.
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 the McCreary Law Firm in Waco at (254) 756-7755 or on our website at www.mvbalaw.com.

PROPERTIES TO BE SOLD ON APRIL 5, 2022:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX06561	Comanche County vs. Retha Hines Parker	0.54 Acre, more or less, of Asa Hoxey Surv, A423 (V774/P242 OPR) 3670 Hwy 67/377, Dublin #12801	\$15,989.00
2	TX06580	Comanche County vs. Lanny Leroy Grimes	Lot 19, Block 22, OTS (V740/P346 OPR) 108 N Speed Street, Gustine #98000408/5441	\$13,734.48
3	TX06589	Comanche County vs. M.B. Rogers	N 1/3 of W 1/2 of Block 73, Orig Comanche Addn (V221/P438) 200 E Peach Ave, #3347	\$2,380.00
4	TX06602	Comanche County vs. Misty Cokenhour	Lot 8, Block 12, Heath Addn (V1025/P128), 505 S Allen St, DeLeon, #1012	\$1,787.04
5	TX06650	Comanche County vs. Maria Leal	W part of Lots 7, 8 & 9, Block 13, Ross Addn #2, (V1059/P212) 124 E Oak Ave, De Leon, #1542	\$12,831.94
6	TX06662	Comanche County vs. Tommie Clinton Hargus	Part of Block XXIX, Tract 9, Central Addn (V466/P481 & V1003/P195) 209 N Mill St, De Leon, #1087	\$9,294.36
7	TX06677	Comanche County vs. Jonathan Lopez	E 1/2 of Lots 9 & 10, Block 3, Higginbotham (V1010/P43) 732 N Burleson Ave, De Leon, #106	\$3,628.91
8	TX06709	Comanche County vs. Raymond Arreola	0.032500 WI E. SANDERS WELL 70030629-000 ARNOTOIL COMP/ROBINETT (MISS, LOWER) AB 639 /E MOORE SUR (Assignment of Oil & Gas Lease V931/P12) #75707	\$11,343.56
9			GRIFFIN UNIT 70031342-000 ARNOT OIL COMP/DOWNING (MISSISSIPPIAN AB 920 BLK 1 SEC 8 /H TC RR CO SECHRIST, #76461	\$7,661.04
10			SOLOMON 70031430-000 ARNOT OIL COMP/DOWNING (MISSISSIPPIAN 0.0487500000 W WI 9.9999999, #76630	\$21,586.56
11	TX06713	Comanche County vs. Joe G. Serna	Lots 94 & 95, Mercers Preserve, (V963/P476) Mercers Preserve Road, #66599	\$11,846.30
12	TX06714	Comanche County vs. Chelsea D. Cooper	Part of Block 28, OTS Proctor (V1013/P357) 175 County Road 333, Dublin, #5040	\$8,056.20
13	TX06720	Comanche County vs. Javier Duran	1.02 Acre, more or less, of Isaac D. Jiams Surv, A574, Block 66, OTS Proctor (V1007/P352) 2124 SW US Highway 377, Dublin, #5037	\$3,390.33
14	TX06727	Comanche County vs. Gilbert Salinas	1.5 Acres, more or less, of Block XV & 1/2 of Lot 5, Blocks XVI (V704/P30) 701 N Bell St, De Leon, #682	\$4,884.22
15			1.418 Acres, more or less, of Block XII, Central Addn, (V932/P249 OPR) 909 North Travis St, De Leon, #271	\$5,338.67

RESALES
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:

16	TX06626	Comanche County vs. Chester Billingslea	4.0 Acres, more or less, of A641 of William H. Murry Surv, (V98/P520) FM 1476, Gustine, #11049 Bid in Trust 12/3/2019	\$13,000.00
17	TX06672	Comanche County vs. Calhoun Family Trust	3.40 Acres out of 4.307 Acre Tract, more or less, of A256 of John Duncan Surv, (V865/P262) Pearl Street, #7728 Bid in Trust 4/6/2021	\$8,000.00
18			0.907 Acre out of 4.307 Acre Tract, more or less, of A256 of John Duncan Surv, (V865/P262) Pearl Street, #7736 Bid in Trust 4/6/2021	\$1,500.00