DELINQUENT TAX SALE
THE COUNTY OF BOSQUE, TEXAS AND KOPPERL INDEPENDENT SCHOOL DISTRICT
BOSQUE COUNTY, TEXAS

May 3, 2016 at 2:00 PM
Bosque County Courthouse Steps, Meridian, Texas

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.
2. The property will be sold at public auction and will be sold 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 **BOSQUE COUNTY DISTRICT CLERK**. 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 amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher, and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Constable'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, please contact our office in Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON MAY 3, 2016:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	08-10-27408 CV 11-437	Co of Bosque v James Cooper Long Co Bosque v Marvin E. Long	a Manufactured Home Only, 15'x68', Palm Harbor, Label #TEX0447201, Serial #PH056214, located at Foust Mobile Home Park, 503 W 3rd St, Clifton, #M01123	$200.00
2	11-03-09111	Kopperl ISD v Jennifer Brown	1.0 ac, more or less, aka Lot 15, Katy Bridge (unplatted) Subd, Hensley Surv, A5 (V437/P31 Official Records) and a 12'x70' Ritzcraft Manufactured Home, Serial #V60168438, Label #TXS0559473, 181 CR 1436, #R17378	$4,704.37
3	CV13212	Co Bosque v Alphonso Stunstle	Lot 60A, Beachland Revised Subd (V603/P235 OPR) 239 CR 1743, #R04124	$5,905.75
4	CV14169	Co Bosque v Rozmeen Bhai	Part of Lots 4, 5 & 6, Blk 6, JM White Addn #1 Revised (V577/P368 OPR) 2003 W 5th St, Clifton, #R01069	$11,530.35
5	CV14178	Co Bosque v D.E. Bryant aka David Bryant	19.25 ac, more or less, A-683, J. Rogers Surv (V497/P68 OPR FM 927, #R13120	$8,837.78
6	CV14211	Co Bosque v Hattie Moore	Lot 3, Blk 52, O. T., Valley Mills (V197/P184) 901 S 3rd , Valley Mills, #R07391	$5,492.43
7	CV14270	Co Bosque v Linda Levon Stewart Erickson	Lots 22, 23, 52 & 53, Blk 3, Fishermans Haven #2 Revised Subd (V286/P75) CR 1701, #R03198; #R03197	$6,533.77

8	CV14271	Co Bosque v John Meador, Jr.	Lot 12, Blk 1, Tyssen/Edgewood Addn (V236/P857) 611 N Ave O, Clifton, #R01570	$9,192.87
9	CV15121	Clifton ISD v William D. McClaran	1.521 ac, more or less, A-358, J. Harrison Surv, Tr 1 (Instrument #3296) 251 CR 4150, #R03201	$7,547.98
10	CV15164	Co Bosque v William Haney	20.00 ac, more or less, Andrew Long Surv, A-472 aka Lot 7, Heartsill Subd (unrecorded plat), (V437/P41) 866 PR 2546A, #R19168	$8,980.57
11	CV15180	Co Bosque v Manuel Burumen	All of Lot 1 & N/2 of Lot 2, Blk 20, O. T. (V563/P820) 309 N 1st St, Cranfills Gap, #R09638	$4,140.00
12	CV15256	Co Bosque v Al Lawler	Lots 28, 29, 46 & 47, Blk 3, Fishermans Haven #2 Subd (V224/P507) CR 1701, #R03188	$3,498.67
13	CV15257	Co Bosque v Georgia Farmer Publishing Company, Inc.	Lots 112 & 113, Deep Water Harbor Subd Revised (V198/P213) CR 1746, #R04468	$3,468.06

RESALES

THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:

14	CV12273	Co Bosque v Arthur L. McKlemurry	Lots 75, 76 & 77, Laguna Park Subdn, Part Two, Revised, Lake Whitney, as per plat recorded in V196/P627, and being that property conveyed to Arthur McKlemurray as Lots 287, 288 & 289, Laguna Park No. 2, Lake Whitney, being recorded in V172/P603, Deed Records (V202/P77) 1st St, Acct #R04373 (Bid in Trust 10/1/2013)	$1,000.00
15	CV13148	Co Bosque v Terri Lynn Gatlin	Part of Lot 50, Shore Acres Subd (Instr #2010-00000266 OPR) CR 1737 Yellow Catlin, Acct #R05594 (Bid in Trust 4/1/2014)	$500.00
16	09-04-07809	Kopperl Independent School District v Angel M. Chilen	being all that certain Lot 54, Pop Samples Steeles Creek Acres No. 1 Addn (V619/P237) 451 CR 1409, Acct #R17333 (Bid in Trust 10/7/2014)	$1,000.00
The Properties below are being sold to Judgments rendered in delinquent tax suits filed by Bosque County and Clifton Independent School District				
17	TRACT 1	Lots 305-319, 321-323, 325-326, 329-353, 356-419, Laguna Park Subd, part Two, Revised, Section One, (V196/P627 Plat Records)		$5,000.00
18	TRACT 2	Lot 368, Blk A, Laguna Park Subd, No. 2 (V172/P603 Plat Records)		$200.00
19	TRACT 3	Lots 59-74, 82-86, 127-138, Blk D, all Laguna Park Subd, No. 2 (V172/P603 Plat Records)		$500.00