

The following is important information regarding property offered at delinquent tax sales. You must carefully read this information and evaluate these facts in light of your anticipated use of the property.

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 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**. Personal checks will not be accepted. 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. 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.
9. In certain counties, a person purchasing property at the tax sale may be required to present to the officer conducting the tax sale a written statement from the County Tax Assessor-Collector that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code.). Contact the county tax office to determine if this requirement is applicable.

***Subject properties may be withdrawn from the sale at any time prior to the sale, or at the sale, without notification to prospective purchasers.***

JOINT NOTICE OF SALE

THE STATE OF TEXAS

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COUNTY OF COMANCHE

BY VIRTUE OF ORDERS OF SALE issued pursuant to judgment decrees of the District Court of Comanche County, Texas, by the Clerk of said Court on said date in the hereinafter numbered and styled causes, and to me directed and delivered as Sheriff of said Court, I have on the 27<sup>th</sup> day of July, 2022, seized, levied upon, and will on the 6th day of September, 2022, at the Courthouse Steps, at 1:30 P.M. on said day, proceed to sell for cash to the highest bidder all of the right, title, and interest of the defendants in such suit in and to the following described real estate levied upon as the property of said defendants, as provided for by the TEXAS PROPERTY TAX CODE.

All of the following properties being located in Comanche County, Texas and each property being more particularly described on an instrument recorded in the Volume and Page reference (V\_\_\_/P\_\_\_) or document number of the Deed Records, Comanche County, Texas. The approximate property addresses reflected herein are the addresses on the tax records and may or may not be completely accurate.

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX06593	Comanche Co. vs. Rosa Gonzales	Part of Lot 4 & all of Lot 5, Block 6, OTS De Leon & a Manufactured Home, Label #TXS0531380 (V957/P346, OPR), 217 W Bivar Ave, De Leon, #684	\$5,666.64
2	TX06618	Comanche Co. vs. Brad Gaines	Part of Block 20, Tract 3, John Duncan Surv, Abstract 257 (V994/P441), 404 East Walcott Ave, Comanche, #3634	\$29,635.32
3	TX06628	Comanche Co. vs. James H. Weatherby	1.79 Acres, more or less, Abstract 760 Josiah Pomeroy Surv, Tract #1, (V372/P336), FM 588, Sidney, #7504	\$8,360.00
4	TX06631	Comanche Co. vs. Lila Lee Harkins	Part of Block 26, Duncan Addn, Abstract 257, (V229/P266 & V366/P315), 1104 E Milton Ave, Comanche, #3733	\$11,411.70
5	TX06640	Comanche Co. vs. DonnaMae Mable Hammer Davis	2.51 Acres, more or less, Abstract 396, H. L. Grush Surv, (V465/P293, S&E, 547/P73), 2100 Highway 67, Dublin, #11287	\$17,591.52
6	TX06652	Comanche Co. vs. Mercedes Rios Salinas	S 1/2 of SE 1/4 Block 71, OTS Comanche, (V758/P26), 709 S Austin St, Comanche, #3338	\$2,456.62
7	TX06716	Comanche Co. vs. Gala York Samuels	Part of Block 97, Wrights Addn, (V842/P422), 404 N Elm St, Comanche, #2779	\$132,820.66
8	TX06740	Comanche Co. vs. O. A. Bingham	Lot 5 & Part of Lot 7, Block 6, Liberty Heights Addn, Tract 5, (V627/P401 & V383/P234), 517 Humphrey Street, De Leon, #1123	\$2,520.00
9	TX06741	Comanche Co. vs. Royce Leslie Rall	0.266 Acre, more or less, being Block 88, Wright's Addn, (V768/P514 & V748/P118) & 0.344 Acre, more or less, being Lot 88, Wright's Addn, (V989/P347), 606 & 602 W Duncan Ave, Comanche, #2713 & #2715	\$26,745.53
10	TX06745	Comanche Co. vs. Georgan Healer	Lot 271-A, Promontory R. V. Resort, Phase II, (V678/P370), St Thomas Rd, Comanche, #60450	\$2,190.00


**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:**

11	TX06647	Comanche Co vs. Rodolfo Talamantes Fas	Part of Lot 19, Out-Block 115, Abstract 257, John Duncan Surv #2, Tract 3, (V370/P345), 702 E Mill Avenue, Comanche, #1801 (Bid in Trust 4/6/2021)	\$10,000.00
12	TX06655	Comanche Co. vs. Bob Dempsey	Part of Block 82, Wrights Addn, (V857/P473), 303 N Page St, Comanche, #2556 Bid in Trust 4/6/2021	\$3,000.00
13	TX06672	Comanche Co. vs. Calhoun Family Trust	3.40 Acres out of a 4.307 Acre Tract, more or less, Abstract 256, John Duncan Surv, (V865/P262), Pearl Street, Comanche, #7728 Bid in Trust 4/6/2021	\$5,000.00

This sale will be conducted to satisfy the judgment(s) for delinquent property taxes and accrued penalties and interests due on the properties described herein, and for all costs of court and sale.

I do hereby verify that true and correct copies of the foregoing Joint Notice of Sale have been delivered by United States Certified Mail, Return Receipt Requested, and by regular mail to each of the Defendants named in each of the numbered and styled causes.

DATED the 28<sup>th</sup> day of July, 2022, at Comanche, Texas

  
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 CHRIS POUNDS  
 Sheriff, Comanche County, Texas

You may contact the attorney for the taxing units at (254) 756-7755.