

**DELINQUENT TAX SALE  
THE COUNTY OF COMAL, TEXAS  
COMAL COUNTY, TEXAS**

**February 6, 2018 at 10:00  
the 1st floor of the historic Comal County Courthouse**

**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 and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with a cashier's check or money order payable to \_\_\_\_\_ Comal 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 amount of the opening bid is set out beside each tract. 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.

If you have any questions, you may contact our office in New Braunfels at (830) 221-1351.

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**DISCLAIMER:**

**COMAL COUNTY MAKES NO REPRESENTATION THAT THE ADDRESSES SHOWN  
HAVE BEEN ASSIGNED BY ANY GOVERNMENTAL UNIT OR PRIVATE PARTY.  
THE PROPERTIES TO BE SOLD ARE DEFINED BY LEGAL DESCRIPTION ONLY.  
SEE RULE 6 OF TAX SALE INSTRUCTIONS.**

**PROPERTIES TO BE SOLD ON FEBRUARY 6, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-8236A	The County of Comal, Texas v Abraham Campos et al	Lot 10, Pleasant View Subdivision, Comal County, Texas (Volume 268, Page 313), 140 Rusch Account #000000044943 Judgment Through Tax Year: 2014	\$11,681.28
2	T-8837B	The County of Comal, Texas v George M. Hancock	Lot 236, Rolling Hills Estates, Unit 2, Comal County, Texas (Document #9906017019), 543 King Edward Account #000000052816 Judgment Through Tax Year: 2016	\$4,661.94
3	T-8854A	The County of Comal, Texas v Raymond A. Spaeth	Lot 102, Block 22, Lake of the Hills Estates, Comal County, Texas (Volume 282, Page 847 of the Deed Records and Volume 528, Page 735 of the Probate Records) Account #000000033828 Judgment Through Tax Year: 2016	\$1,979.21
4	T-8855B	The County of Comal, Texas v A.F. Albrecht AKA Alphonse F. Albrecht	Lot 94, Block 22, Lake of the Hills Estates, Comal County, Texas (Volume 253, Page 607), 3016 Golf Dr Account #000000033820 Judgment Through Tax Year: 2016	\$2,978.73
5	T-8866A	The County of Comal, Texas v Steven Pankratz	Lot 13R, Block 105 AKA Lots 13 and 14, Block 105, Western Skies Section, Cypress Lake Gardens Subdivision, Comal County, Texas (Document #467723), 614 Turkey Canyon Dr Account #000000022528 Judgment Through Tax Year: 2016	\$16,849.51
6	T-8944A	The County of Comal, Texas v Edward DeLeon	Lot 146, Rolling Hills Estates, Unit One, Comal County, Texas (Volume 718, Page 577 of the Deed Records, Comal County, Texas), Scenic Run Account #000000052709 Judgment Through Tax Year: 2016	\$2,153.72
7	T-8906D	The County of Comal, Texas v Larry E. Ansell	Lot 129, Rancho Del Lago, Unit 12, Comal County, Texas (Document #200506028461), 1546 Cottonwood Rd Account #000000046377 Judgment Through Tax Year: 2016	\$3,582.34
8	T-8951A	The County of Comal, Texas v Gregory S. Effinger	A Manufactured Home only located on Comal Farms, Space 268, Label #HWC0409442, Serial #CLW030561TX, Comal County, Texas, 484 Limestone Dr #268 Account #000000377534 Judgment Through Tax Year: 2016	\$4,565.18
9	T-8984B	The County of Comal, Texas v Jose G. Trejo	Lot 14, Block 5-A, Pfullmann Addition, City of New Braunfels, Comal County, Texas (Volume 100, Page 102 of the Deed Records), 1840 Katy St Account #000000044608 Judgment Through Tax Year: 2016	\$15,290.37

10	T-9041B	The County of Comal, Texas v Juanita P. Wayte AKA Pearl A. Wayte	Lot 18, Block 33, Canyon Springs Resort, Unit II, Comal County, Texas (Volume 494, Page 552 of the Deed Records and Volume 889, Page 139 Last Will and Testament of David H. Wayte), 540 Shady Oak Lane Account #000000015565 Judgment Through Tax Year: 2016	\$3,090.60
11	T-9090A	The County of Comal, Texas v Patricia Brady Manning	Lot 97, Deer Meadows, Phase 3, Comal County, Texas (Document #200206034315), 1732 Deer Run Pass Account #000000023555 Judgment Through Tax Year: 2016	\$2,329.48
12	T-9133B	The County of Comal, Texas v Geraldine A. Mussey	Lot 1577, Canyon Lake Hills, Unit 3, Comal County, Texas (Document #9806020910), 440 Canyon Edge, Canyon Lake, Texas 78133 Account #000000010921 Judgment Through Tax Year: 2016	\$3,516.39
13	T-9137B	The County of Comal, Texas v Kyle W. Hood	Lot 1016, Canyon Lake Hills, Unit 2, Comal County, Texas (Document #200906044652), 1657 Blueridge Dr, Canyon Lake, Texas 78133 Account #000000010390 Judgment Through Tax Year: 2016	\$2,536.21
14	T-9165A	The County of Comal, Texas v Trudy Ann Simpson	Lot 598, Rocky Creek Ranch, Phase 16, Comal County, Texas (Document #201006030081), 1686 Desiree Dr Account #000000052490 Judgment Through Tax Year: 2016	\$3,547.53
15	T-9239A	The County of Comal, Texas v Juan O. Lopez	Lot 15, Cougar Ridge Subdivision, Unit 1, Comal County, Texas (Document #9806026849), 1436 Cougar Dr Account #000000018877 Judgment Through Tax Year: 2016	\$16,413.28
16	T-9317A	The County of Comal, Texas v Rolando A. Uribe	.86 acres out of Abstract 104 of the John H. Cooke Survey 34, Comal County, Texas (Document #200606016413), FM 306, Canyon Lake, Texas 78133 Account #000000388853 Judgment Through Tax Year: 2016	\$7,980.99
<b><u>RESALES</u></b> <b><u>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:</u></b>				
17	T-8691A	The County of Comal, Texas v Richard Low	Lot 14, Block 42, Rebecca Creek Park, Third Filing, Comal County, Texas (Volume 179, Page 565), 145 Whitetail Run Account #000000047318 Bid in Trust 10/3/2017 Judgment Through Tax Year: 2016	\$3,014.26