NOTICE OF SALE OF REAL PROPERTY

INVITATION TO BID

The taxing jurisdictions of Coleman County are accepting sealed bids for the following properties. Title to these properties was obtained through judicial foreclosure for non-payment of ad valorem taxes. Bidders are asked to keep the following in mind: 1) The taxing jurisdictions will convey the property without warranty either expressed or implied and shall convey to the purchaser all of the estate, right, title and interest which the defendants had in the subject property. 2) All paper associated with the underlying lawsuit including judgment and orders of sale are on file at the Coleman County District Clerk's office. 3) Bidders should satisfy themselves as to the location and condition of all property. 4) Successful bidders are entitled to the immediate use and possession of the subject property. 5) The taxing jurisdictions reserve the right to reject any and all bids. 6) There is a right of redemption of all tax sale properties. Be aware that you may be bidding on a property that is still within the right of redemption time period.

All bids must contain the name, address and phone number of the bidder and the amount of the offer. They must also be signed and contained within a sealed envelope clearly endorsed with the notation **"SEALED BID".** The bids may be delivered in person or by mail to **Coleman County Appraisal District, 105 Commercial Ave. or P. O. Box 914, Coleman, TX 76834** no later than **12:00 pm, Tuesday, April 28th, 2026.** Any bids received after that date and time, whether by mail or in person, will not be considered.

All qualified bids will be opened and read publicly by Eva Bush, Chief Appraiser of Coleman County Appraisal District, at **2:00 pm, Tuesday, April 28th, 2026** at the office of the Appraisal District located at 105 Commercial Ave., Coleman, Texas. The highest sealed bid received on each property will be referred to the governing bodies of the taxing units for official action, and the taxing units reserve the right to waive any or all formalities or bids. All approved sales shall be paid by cash or check and subject to any redemption rights held by the former owners.

Properties offered for sale:

1. 0.215 acre, more or less, out of the Southwest corner of Block 47, Phillips Addition No. 2, Town of Coleman, Coleman County, Texas, described in Volume 516, Page 19, Deed Records of Coleman County, Texas (Account #17571)
   Suit #CV06649 **Opening Bid** **$4,000.00**

2. The West 62.50 feet of Lot 3, Block 13, Beakley Addition, an addition to the City of Coleman, Coleman County, Texas, according to the map or plat thereof, recorded in Volume LB, Page 46, Plat Records of Coleman County, Texas (Account #15984)
   Suit #CV20-01181 **Opening Bid** **$6,000.00**

3. Lots 4 and 5, Block 11, Sante Fe Addition, (aka Santa Fe Addition), an addition to the City of Coleman, Coleman County, Texas, as described in Volume 115, Page 689, Official Public Records of Coleman County, Texas (Account #17860)
   Suit #CV20-01185 **Opening Bid** **$8,500.00**

4. 62.50 feet by 125.00 feet, containing 0.1794 acre, more or less, being the East 1/2 of Lot 2, of Block 8, Turner Heights Addition, an addition to the Town of Coleman, Coleman County, Texas, as described in Volume 83, Page 204, Official Public Records of Coleman County, Texas (Account #18448)
   Suit #CV20-01210 **Opening Bid** **$5,000.00**

5. 62.50 feet by 75.00 feet, containing 0.107 acre, more or less, out of Block 34, Smith Addition, an addition to the City of Coleman, Coleman County, Texas, as described in Volume 83, Page 258, Official Records of Coleman County, Texas(Account #17992)
   Suit #CV22-01047 **Opening Bid** **$3,000.00**

6. Lot 17, Block 2, Bannister Addition, an addition to the City of Santa Anna, Coleman County, Texas, as described in Clerk's File #20210956, Official Public Records of Coleman County, Texas (Account #19859)
   Suit #CV22-01124 **Opening Bid** **$4,000.00**

7. Lot 1, Block 36, L. W. Smith Subdivision, a subdivision in the City of Coleman, Coleman County, Texas, as described in Volume 669, Page 540, Deed Records of Coleman County, Texas (Account #18006)
   Suit #CV22-01166 **Opening Bid** **$7,500.00**

8. 125.00 feet by 62.50 feet, containing 0.179 acre, more or less, out of Block 21, Clow's First Addition, an addition to the City of Coleman, Coleman County, Texas, as described in Volume 609, Page 705, Deed Records of Coleman County, Texas (Account #16198)
   Suit #CV23-01043 **Opening Bid** **$10,000.00**

Eva Bush
Chief Appraiser
Coleman County Appraisal District