

**DELINQUENT TAX SALE
BROWN COUNTY APPRAISAL DISTRICT
BROWN COUNTY, TEXAS**

**June 6, 2017 at 10:00 A.M.
Courthouse Steps, Brownwood, 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. 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 payable to Brown County Appraisal District**. 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.
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. 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.
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 Brownwood at (325) 643-2560.

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	T-4282	Brown CAD v Erin Lance Chambers	Lot 2, Blk 2, The Parks Estates Addn (V1212/P23 OPR) 2203 Vincent St, Brownwood, # 20004295/55609	\$20,347.13
2	T-4304	Brown CAD v Ed Tom Randle	Part of Lot 8, Blk 13, Industrial First Addn (V723/P633 & V1051/P541 Real Records) Brinkley St, # 54267	\$710.00
3	T-4393	Brown CAD v W. E. Paz	Lot 8, Oak Ridge Phase III (V1675/P32 OPR) Oak Ridge Loop, # 20006021	\$9,576.52
4	T-4575	Brown CAD v Bobby Hooper	Lots 1027, 1028 & 1029, Sec B, Shamrock Shores (V629/P416) 7048 Killarney, # 44723	\$2,261.86
5	T-4653	Brown CAD v E.V. Shields	Part of Lots 1 & 2, being 60' x 150', Grandview Addn (V1267/P1) 2102 Ave D, Brownwood, # 53516	\$8,315.68
6	T-4737	Brown CAD v Harold Brannon	0.47 Ac, more or less, A-59, Samuel Bangs Surv 108 (V736/P293) 300 W Hall St, Bangs, # 12346	\$6,889.84

7	T-4745	Brown CAD v Charles Wayne Lewis	Lot 23 & part of Lot 24, Blk 3, Lamar Terrace (V1396/P732 OPR) 8093 CR 603, # 42614	\$3,289.98
8	T-4903	Brown CAD v William T. Ousley	Lot 15, Crown Point Subd (V1773/P573 OPR) Amy Dr, Brownwood, # 20015496	\$4,054.81
9	T-4932	Brown CAD v James Williams	Lots 65 & 66, Shamrock Shores, Sec T-1 (V1747/P634 Public Records) 7170 Neal Dr, # 45364	\$4,756.90
10			Lots 135 & 136, Shamrock Shores, Sec T-1 (V1747/P634 OPR) 7169 Belfast Dr, # 45414	\$2,439.61
11	T-4959	Brown CAD v David G. Wright	Lots 8 & 9, Blk 1, Adams Subd, and a Manufactured Home, Label TEX0133984 (V1324/P155 & V1165/P858) 408 N Greenleaf St, # 50074	\$4,844.54
12	T-4961	Brown CAD v Mike Kerby	Lot 13, Oak Ridge, Phase III (V1693/P909 OPR) Oak Ridge Loop, # 20006026	\$5,321.27
13	T-4975	Brown CAD v Louis Walker	Part of Lot 5, Blk 5, South Side Addn (V1714/P181 & V1702/P667 OPR) 2005 Ave I, # 56724	\$3,463.32

14	T-5087	Brown CAD v Homer Vaughan	Lots 3, 4, 5, 6, 7, 8 & 9, Blk 15, Industrial Park First Addn (V719/P318 OPR) 1005 Brewster, # 54278	\$3,665.50
15	T-5108	Brown CAD v James Eldon Smith, Jr.	Lots 1 & 2, Blk 4, Norvell Addn (Lot 1 in V330/P225 & Lot 2 in V498/P381) # 55076	\$1,680.00
16	T-5190	Brown CAD v Clinton Grady	Part of Lot 1, more or less, Blk 2, East End Addn (V817/P672) 3000 Austin Ave, # 52874	\$9,304.84

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:

17	T-4254	Brown CAD v Kathleen Gheer aka Kathleen Tana Lambert	50' x 165-1/4' of the SW part of Lot 2, Blk 13, Morningside Addn (V1606/P647 RPR) 1306 Magnolia St, # 54975 (Bid in Trust 1/5/2016)	\$500.00
18	T-4331	Brown CAD v Eddie Keele	.172 of an ac, Sandy Beach Villa Resort Phase III, Blk C (V1414/P127) # 75769 (Bid in Trust 10/4/2016)	\$1,000.00
19	T-4455	Brown CAD v Shelly Barnes	Lot 1143, Oak Point Subd, Phase Two (V1414/P409) Lake Crest Dr, May, # 76442 (Bid in Trust 4/4/2017)	\$1,140.00

20	T-4459	Brown CAD v Phillip L. Sund	Lot 1103, Phase II, Oak Point Subd (V1429/P980 OPR) Oak Point Dr, May, # 76402 (Bid in Trust 7/15/2016)	\$400.00
21	T-4510	Brown CAD v Leeann Wise	Lt 50, Phase I, Oak Ridge Estates Subd (V90/P178) # 43058 (Bid in Trust 9/2/2014)	\$685.00
22	T-4587	Brown CAD v Bonnie Terrell	Part of Lot 5, Blk 1, R A & T C Fitzgerald's Addn (V1067/P76) 806X S. 4 th St, Bangs, # 49209 (Bin Trust 4/5/2016)	\$1,175.00
23	T-4612	Brown CAD v Ramona Ortiz	All of Lots 33 & 34 and Part of Lot 35, Blk 15, Woodland Hgts Addn (V1605/P241 OPR) 3610 3rd St, Brownwood, # 58246 (Bid in Trust 1/3/2017)	\$2,200.00
24	T-4651	Brown CAD v Loyd Wishert	Lots 64 & 69, Oak Trail Ac (V1083/P359) CR 470, # 43005 (Bid in Trust 7/5/2016)	\$950.00
25	T-4661	Brown CAD v Ralph J. Bergeron	Lot 292, Oak Point, Phase One, (V1297/P728) N. Lakeside Cir, May, # 73200 (Bid in Trust 4/5/2016)	\$400.00
26			Lot 291, Oak Point, Phase One (V1297/P728) N. Lakeside Cir, May, # 73199 (Bid in Trust 4/5/2016)	\$400.00

27	T-4685	Brown CAD v Joseph R. Cavanaugh	Lots 157, 158 & 159, Tamarack Mountain, Sec II (V1368/P56) 3300 Brook Valley Dr, # 46489 , # 46490 , # 46491 (Bid in Trust 4/5/2016)	\$1,100.00
28	T-4791	Brown CAD v Bill Eldred	1.53 Ac, more or less, George W. Pentecost Surv #100 (V1035/P106 OPR) # 59720 (Bid in Trust 4/4/2017)	\$2,475.00
29	T-4821	Brown CAD v Aaron Gaines	Lot 15, Blk 2, Beaver Addn (V364/P606) 604 Bailey St, # 50313 (Bid in Trust 1/3/2017)	\$760.00
30	T-4871	Brown CAD v Robert M. Allsup	0.084 Ac, more or less, being part of Lot N aka N-17, Feather Bay Subd, Phase I (V1016/P288) Garden Ave, # 40956 (Bid in Trust 7/5/2016)	\$1,350.00
31	T-4882	Brown CAD v DFC Texas Land, L.L.C.	Lot 58, George Baugh's Lake Brownwood Front Subd Replat, (V107/P841 OPR) # 39974 (Bid in Trust 7/5/2016)	\$880.00
32	T-4892	Brown CAD v James P. Hickey	Lots 937 & 910, Shamrock Shores, Sec B, Brown County, Texas (V1370/P360 & V1373/P360) 7105 New Castle Drive & 7122 Lough Ree Dr, # 44659 & # 44637 (Bid in Trust 7/5/2016)	\$1,200.00
33	T-4896	Brown CAD v Myrtle Olivas	Lot 70, Oak Trail Acres (V1295/P43) CR 470, # 43008 (Bid in Trust 7/5/2016)	\$500.00

34	T-4917	Brown CAD v Calvin Woody	1 Ac, more or less, A-103, B B B & C R R CO Surv #5 aka part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15, Blk 3, Miller and Pike Addn (V1355/P293 Public Records) # 74093 (Bid in Trust 10/4/2016)	\$2,500.00
35	T-4924	Brown CAD v Paula Jo Lester	Lots 293, 294, 328 & 327, Tamarack Mountain Subd, Sec II, (V840/P29 OPR) Tanglewood Dr, May, # 46596 , # 46629 & # 46628 (Bid in Trust 1/3/2017)	\$1,000.00
36	T-4929	Brown CAD v Harvey R. Heckler	Lot 13, Oak Point Addn, Phase One (V1297/P576) Oak Bluff Cir, May, # 72920 (Bid in Trust 7/5/2016)	\$400.00
37	T-4946	Brown CAD v Karen A. Leiker	Lot 12, Oak Ridge, Phase III (V1692/P956) Oak Ridge Loop, # 20006025 (Bid in Trust 7/5/2016)	\$1,500.00
38	T-4974	Brown CAD v Alvin Eugene Anderson	Lot 2, Blk 13, Brownwood Heights Addn (V1735/P792) 1803 Dallas Ave, # 51102 (Bid in Trust 4/4/2017)	\$1,800.00
39	T-4978	Brown CAD v DFC Land, LLC	Lot 79, George Baugh's Lake, Brownwood Front Subd (V72/P852 OPR) Janda Ln, # 40016 (Bid in Trust 1/3/2017)	\$5,830.00

40	T-4980	Brown CAD v Virgie Mathie Prince	1.0 Ac, more or less, A-775, John Robinett Surv (V265/P350 S&E V616/P133) E Hall St, Bangs, # 28779 (Bid in Trust 4/4/2017)	\$13,500.00
41	T-5001	Brown CAD v D. W. Insall	a Tract of land 84' x 130', more or less, M. Huling Surv #51 aka Outlot 156 (V671/P504 OPR) 612 Malone St, Brownwood, # 58554 (Bid in Trust 10/4/2016)	\$500.00
42	T-5005	Brown CAD v James M. Terrell	Lots 60 & 59, Indian Trails Addn (V920/P675), CR 446, #42060 & # 42059 (Bid in Trust 7/5/2016)	\$1,000.00
43	T-5013	Brown CAD v Christopher Yates	Lot 935, Oak Point Phase Two (V1438/P315 OPR) Oak Point Dr, # 76219 (Bid in Trust 1/3/2017)	\$400.00
44	T-5018	Brown CAD v Lawrence Howard Estate	Part of Lot 1, Blk 19, Coggin Addn (V693/P429 OPR) 1705 1st St, # 52282 (Bid in Trust 4/4/2017)	\$1,100.00
45	T-5022	Brown CAD v Thomas E. Maloney, III	Lot 613, Oakpoint Subd (V1400/P634 OPR) S. Lakeside Dr., # 75882 (Bid in Trust 1/3/2017)	\$400.00
46	T-5022	Brown CAD v Thomas E. Maloney, III	Lot 614, Oakpoint Subd (V1400/P634 OPR) S. Lakeside Dr., # 75883 (Bid in Trust 1/3/2017)	\$400.00

47	T-5023	Brown CAD v Zoe Dudley Lyons	Lot 71, Oak Point Subd (V1335/P903 OPR) Oak Point Dr, # 72978 (Bid in Trust 10/4/2016)	\$400.00
48	T-5027	Brown CAD v Brenton Scott Bristow	Lot 824, Oak Point Subd (V1378/P195 OPR) Oak Point Dr, # 76108 (Bid in Trust 10/4/2016)	\$400.00
49	T-5030	Brown CAD v Abby Nadine Crawford	Lot 17, Blk 1, Goodwin East End Addn (V13/P238) 3002 Cottage St, # 53432 (Bid in Trust 7/5/2016)	\$500.00
50	T-5044	Brown CAD v H&T Construction	Lot 923, Oak Point Subd, Phase Two (V1426/P301 OPR) Oak Point Dr, # 76207 (Bid in Trust 10/4/2016)	\$400.00
51	T-5048	Brown CAD v Darius Lenell Miller	Lot 7, Blk 16, Bailey Addn (V103/P632) Almond St, # 50231 (Bid in Trust 4/4/2017)	\$1,400.00
52	T-5052	Brown CAD v Woody Joe Jackson	Lot 911, Oak Point Subd, Phase Two (V1400/P630) Oak Point Dr, # 76195 (Bid in Trust 10/4/2016)	\$400.00
53	T-5068	Brown CAD v Jeffery W. Curtis	Lot 958, Oak Point Subd, Phase Two (V1438/P323) South Lake Dr, # 76252 (Bid in Trust 10/4/2016)	\$400.00

54	T-5133	Brown CAD v Anthony W. Helmer, III	Lot 693, Oak Point Addn, Phase II (V1438/P299 Real Property Records) South Lake Dr, # 75962 (Bid in Trust 1/3/2017)	\$600.00
55	T-5144	Brown CAD v Eric Smith	Lots 3, 4 & 5, Blk 8, Wordwood Addn (V1738/P252 & 254, Real Property Records) 3407 Cottage St, # 58325 (Bid in Trust 4/4/2017)	\$2,190.00
56	T-5154	Brown CAD v Marvin D. Dickey, Jr.	Lot 11, Blk 1, Cheltenham Addn (V654/P58) 2307 Southside Dr, # 51611 (Bid in Trust 4/4/2017)	\$1,950.00
57	T-5156	Brown CAD v Detta Webb	0.24 Ac, more or less, A-1077, Thomas Latham Surv, (V715/P493 S&E V884/P655) CR 551, # 33473 (Bid in Trust 4/4/2017)	\$1,200.00