

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

**September 5, 2017 at 10:00 A.M.  
Courthouse Door of Milam County, 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 Milam County. 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Milam County Tax Office 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.)

If you have any questions, you may contact Jane Moore at our office in Georgetown at (512) 943-1647.

**PROPERTIES TO BE SOLD ON SEPTEMBER 5, 2017:**

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
CV37,172	The County of Milam, Texas v Rena Ann Jones Et Al	Lots 11 and 12 , Block 33, Hubert Addition to the Town of Minerva, Milam County, Texas (Volume 1092, Page 209 of the Official Public Records, Milam County, Texas), 276 County Road 232 Loop, Rockdale, Texas 76567-4243 Account #000000055026 Judgment Through Tax Year: 2016	\$5,000.00
CV37,219	The County of Milam, Texas v Debra Lopez	Lot 6, Block 3, Terral Heights Addition #2, City of Cameron, Milam County, Texas (Volume 1150 Page 60 of the Deed Records, Milam County, Texas), 211 E 18th St, Cameron, Texas 76520-1858 Account #000000011896 Judgment Through Tax Year: 2015	\$2,600.00
CV37,269	The County of Milam, Texas v Glenn Wayne Jordan AKA Glenn Jordan Et Al	A Manufactured Home Only, Serial #PH172860A, Label #PFS0463737, located at 7756 County Road 455, City of Lexington, Milam County, Texas, 7756 County Road 455, Lexington, Texas 78947 Account #000000068076 Judgment Through Tax Year: 2015	\$5,000.00
CV37281	The County of Milam, Texas v Linda Gonzales AKA Rosa Linda Gonzales AKA Rosalinda Braun Et Al	Part of Blocks 28 & 29 of the Ackerman, Smith and Green Addition to the City of Rockdale, Milam County, Texas (Volume 593, Page 731 and the First Tract in Volume 753, Page 613 of the Official Public Records, Milam County, Texas), 727 Ackerman , Rockdale, Texas 76567-2308 Account #000000027648 Judgment Through Tax Year: 2015	\$3,000.00
CV37374	The County of Milam, Texas v Jason Michael Robinson AKA Jason Robinson Et Al	12.867 Acres, more or less, out of Abstract No. 29 of the Jose Leal Survey, Milam County, Texas (Volume 985, Page 540, SAVE & EXCEPT that property more particularly described in Volume 1025, Page 569 of the Official Public Records, Milam County, Texas), 397 Los Ranchitos Rd, Cameron, Texas 76520 Account #000000075861 Judgment Through Tax Year: 2016	\$3,500.00
CV37375	The County of Milam, Texas v Kevin Boothe Et Al	4.05 Acres, more or less, out of the William Hill Survey, Abstract No. 199 also known as Lot 7, Town & Country, Milam County, Texas (Volume 863, Page 492 of the Official Public Records, Milam County, Texas), 550 Cypress Trail Loop, Rockdale, Texas 76567-5314 Account #000000022782 Judgment Through Tax Year: 2016	\$4,500.00
CV37409	The County of Milam, Texas v O.E. Wilhite Et Al	Block 136 of the City of Rockdale, Milam County, Texas (Tract 2 in Volume 233, Page 365 of the Official Public Records, Milam County, Texas), 433 E 3rd St, Rockdale, Texas 76567-3313 Account #000000016050 Judgment Through Tax Year: 2016	\$6,000.00
CV37410	The County of Milam, Texas v James Kevin Gage AKA James Gage Et Al	Lots 6-10 and 16-20, Block 37, Milano Junction, City of Milano, Milam County, Texas (Volume 739, Page 264 and Volume 739, Page 267 of the Official Public Records, Milam County, Texas), 302 S 7th St, Milano, Texas 76556 Account #000000014380 Judgment Through Tax Year: 2016	\$2,500.00
CV37410	The County of Milam, Texas v James Kevin Gage AKA James Gage Et Al	Part of Lots 1-10 and All of Lots 11-15, Block 27, Milano Junction (Previously Called Santa Fe), City of Milano, Milam County, Texas (Volume 1135, Page 776 of the Official Public Records, Williamson County, Texas), 530 W Avenue D, Milano, Texas 76556-2980 Account #000000026599 Judgment Through Tax Year: 2016	\$2,500.00
CV37410	The County of Milam, Texas v James Kevin Gage AKA James Gage Et Al	Lots 11-15, Block 56, Burnett Addition to the City of Milano, Milam County, Texas (Volume 559, Page 838 of the Official Public Records, Milam County, Texas), 330 W Avenue A, Milano, Texas 76556-2935 Account #000000022601 Judgment Through Tax Year: 2016	\$2,100.00

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
CV37410	The County of Milam, Texas v James Kevin Gage AKA James Gage Et Al	A Manufactured Home Only, Serial #KBTXSNA044284, Label #TEX0111664 and Serial #KBTXSNB044284, Label #TEX0111665, located at 530 Ave D, City of Milano, Milam County, Texas, 530 W Avenue D, Milano, Texas 76556-2980 Account #000020505674 Judgment Through Tax Year: 2016	\$1,500.00
CV37521	The County of Milam, Texas v Vernell Dykes Et Al	East Part of Lot 19, Block 1, Ackerman Addition to the City of Rockdale, Milam County, Texas (Volume 331, Page 520 SAVE & EXCEPT that property more particularly described in Volume 1172, Page 37 of the Official Public Records, Milam County, Texas), 541 Rice St, Rockdale, Texas 76567 Account #000000012580 Judgment Through Tax Year: 2016	\$1,680.00
CV37538	The County of Milam, Texas v Cecil Anderson AKA Cecil E. Anderson Et Al	Lots 14-18, Block One of the Town of West Cameron, Milam County, Texas (Volume 263, Page 511 of the Official Public Records, Milam County, Texas), 308 S Burleson Ave, Cameron, Texas 76520-3847 Account #000000012803 Judgment Through Tax Year: 2016	\$6,000.00
CV37538	The County of Milam, Texas v Cecil Anderson AKA Cecil E. Anderson Et Al	Lot 1 & 2, Block 10, West Cameron, an addition to the City of Cameron, Milam County, Texas (Volume 320, Page 525 of the Official Public Record, Milam County, Texas), 401 S Burleson Ave, Cameron, Texas 76520 Account #000000017669 Judgment Through Tax Year: 2016	\$1,200.00
CV37752	The County of Milam, Texas v Ronny Rangel, Sr. Et Al	Lots 5 & 6, Block 5, Hillyer and Stokes Addition to the City of Rockdale, Milam County, Texas (Volume 1217, Page 690 of the Official Public Records, Milam County, Texas), 802 Miller St, Rockdale, Texas 76567-2244 Account #000000025022 Judgment Through Tax Year: 2016	\$2,000.00
CV37784	The County of Milam, Texas v Janet Staub Et Al	Lots 6-8, Block 15, Revised Praesal I Subdivision, Milam County, Texas (Volume 315, Page 612; Volume 328, Page 327 and Volume 1191, Page 793 of the Deed Records, Williamson County, Texas), 450 Praesal Dr, Rockdale, Texas 76567-5066 Account #000000012416 Judgment Through Tax Year: 2016	\$17,000.00
CV37784	The County of Milam, Texas v Janet Staub Et Al	30.0 Acres, more or less, out of the William Pharris Survey, Abstract No. 291, Milam County, Texas (Volume 399, Page 168 and Tract 4 in Volume 1191, Page 793 of the Deed Records, Milam County, Texas) Account #000000013479 Judgment Through Tax Year: 2016	\$33,000.00
CV37784	The County of Milam, Texas v Janet Staub Et Al	Lots 4 & 5, Block 14, Revised Praesal I Subdivision, Milam County, Texas (Volume 406, Page 445 and Volume 1191, Page 793 of the Deed Records, Milam County, Texas) Account #000000013511 Judgment Through Tax Year: 2016	\$600.00
CV37910	The County of Milam, Texas v Willie K. Reed Et Al	Lot 17 of the Bigbee Addition to the City of Cameron, Milam County, Texas (Volume 292, Page 293, Tract 2 in Volume 1023, Page 836 and Volume 1131, Page 193 of the Deed Records, Milam County, Texas), 1001 W 8th St, Cameron, Texas 76520-2323 Account #000000014978 Judgment Through Tax Year: 2016	\$4,000.00
CV37955	The County of Milam, Texas v Julia Pittman Et Al	5.714 Acres, more or less, out of the Leander Harl survey, Abstract No. 194, Milam County, Texas (Volume 631, Page 13 of the Deed Records, Milam County, Texas) Account #000000061531 Judgment Through Tax Year: 2016	\$5,000.00