

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

**October 3, 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.
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 OCTOBER 3, 2017:**

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
1	T-4518	Brown CAD v John E. Trimble	Lot 648, Phase Two, Oak Point Subd (V1403/P59) S. Lakeside Dr, May, # <a href="#">75917</a>	\$5,157.80
2	T-4592	Brown CAD v Mickey Wilson	Lot 34, Indian Trails Subd (V1089/P29) CR 497, # <a href="#">42033</a>	\$1,250.00
3	T-4654	Brown CAD v Juan Luis Munguia	Lot 1006, Oak Point Phase Two (V1426/P309) Lakeway Dr, Lakeway Dr, May, # <a href="#">76305</a>	\$1,920.00
4	T-4656	Brown CAD v Sophie Ramos	Lot 6, Blk 5, Connell Addn (V1605/P839) 1715 Comanche St, # <a href="#">52630</a>	\$7,352.48
5	T-4704	Brown CAD v Robert L. Taylor	Lot 273, Oak Point, Phase One (V1305/P925) North Lakeside Cir, # <a href="#">73181</a>	\$880.00
6	T-4705 Brown CAD v L. Brafford		Lot 811, Oak Point Subd, Phase Two (V1409/P887 OPR) Oak Point Dr, May, # <a href="#">76095</a>	\$880.00
7			Lot 809, Oak Point Subd, Phase Two (V1409/P887 OPR) Oak Point Dr, May, # <a href="#">76093</a>	\$880.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
8	T-4743	Brown CAD v Elmer C. Cox	Lots 4 & 11, part of Lot 3 & part of the Sparks Lot, Blk 2, Sunset Addn (V915/P402) 703 Gifford St, # <a href="#">57018</a>	\$4,261.71
9	T-4774	Brown CAD v Woodrow Staley	Lots 1 & 2, Blk 27, Ford Addn (V1422/P870) # <a href="#">53354</a>	\$2,000.00
10	T-4778	Brown CAD v Al Hernandez	Lots 347, 348, 349 & 350, Thunderbird Bay, Sec II (V1393/P642) and a 14'x66' Manufactured Home, Label #TEX0197152, Serial #282SB470S44043, 4221 Comanche Dr, May, # <a href="#">20001607</a> ; # <a href="#">47559</a> ; # <a href="#">47560</a>	\$8,093.58
11	T-4779	Brown CAD v Lois Ann Boyce	0.661 Ac, more or less, A-126, B B B & C R R CO, Surv 17, Tract 6, (V688/P66 S&E V1335/P939, OPR) 7301 CR 350, Blanket, # <a href="#">14213</a>	\$7,704.72
12	T-4817 Brown CAD v Willis Creek Land & Development Inc		9.09 Ac, more or less, A-400, H. H. Hall Surv # 49 (V1444/P241 & V1611/P325, OPR) 2809 4th St, # <a href="#">21456</a>	\$7,078.25
13			Lots 3 & 4, Blk 20, Morningside Addn (V1611/P325 & V1444/P241, OPR) 2809 4th St, # <a href="#">55023</a>	\$3,595.49
14	T-4853	Brown CAD v A. E. Avants	2.38 Ac, more or less, A-1287, E.R. Lyon Surv #6 (V1124/P873) 20051 Hwy 183 North, May, # <a href="#">34886</a>	\$12,036.09

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
15	T-4913	Brown CAD v Robie Jones	Lot 26, Shamrock Shores, Sec E (V571/P375) 7215 Ardee Dr, # <a href="#">45070</a>	\$7,040.00
16	T-4927	Brown CAD v Bobby Roy Coker	Lot 3, Blk 2, Woodland Acres Addn (V1384/P409) 1804 Calvert Rd, # <a href="#">57961</a>	\$4,040.00
17	T-4989	Brown CAD v Jim Ed Liner	Lots 25 & 26, Blk C, Brownwood Heights Addn (V1173/P405 & V1768/P713) 2500 Waco St, # <a href="#">50987</a>	\$4,007.35
18	T-5034	Brown CAD v Johnny A. Williams, Sr,	Lot 1, Blk 10, AR Watson ReSubd of the W Lee Lackey Subd (V1423/P38, OPR) 2515 Durham Ave, # <a href="#">54448</a>	\$2,440.00
19	T-5045	Brown CAD v Sandra Watson	Lot 1431, Oak Point Subd, Phase III (V1457/P69 OPR) Lake Front Cir, May, Texas, # <a href="#">79862</a>	\$1,030.00
20	T-5078	Brown CAD v Minnie Riggins	Lots 5 & 6, Blk 5, Crothers Addn (V1758/P586 & 590 OPR) 906 & 906 1/2 Lillie Kimble St, # <a href="#">52675</a> ; # <a href="#">52674</a>	\$5,000.00
21	T-5089	Brown CAD v Daniel Lee Tillery	part (50' x 100' x 50' x 42.5') of Lot 4, Blk 19, Coggin Addn (V25/P870 OPR) 1704 2nd St, # <a href="#">52301</a>	\$2,860.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
22	T-5157	Brown CAD v 10 Assisted LLC	15.529 Ac, more or less, A-620, Josephine Milhorn Surv (V107/P538 OPR) and 3.782 Ac, more or less, A-821, Taylor Smith Surv #660 (V107/P538 OPR) 2605 Morris Sheppard Dr, # <a href="#">26720</a> ; # <a href="#">70934</a>	\$39,177.90
23	T-5189	Brown CAD v Abe P Hernandez, Sr.	Lot 281, Oak Point Subd, Phase 1 (V1302/P659, RPR) N Lakeside Circ, May, # <a href="#">73188</a>	\$870.00
24	T-5191 Brown CAD v Frank Gonzales		Lot 798, King's Point Cove Unit 2 Subd (V146/P852 OPR) Bay Breeze Dr, # <a href="#">20043639</a>	\$3,403.87
25			Lot 799, King's Point Cove Unit 2 Subd (V146/P845 OPR) Bay Breeze Dr, # <a href="#">20043640</a>	\$5,401.61
26	T-5199	Brown CAD v Thomas King	Lot 672, Oak Point Addn, Phase II (V1403/P29 OPR) S Lakeside Dr, May, # <a href="#">75941</a>	\$880.00
27	T-5209	Brown CAD v Gregory Daniel Ramos	Lot 5, Blk 5, Connell Addn (V1605/P841 RPR) 1713 Comanche St, # <a href="#">52629</a>	\$3,735.65

**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:**

28	T-3582	Brown CAD v Lou Williams aka Loucille Williams	Lot 15, Blk 2, Lamar Terrace Addn, CR 606, #42547 (Bid in Trust 12/2012)	\$1,000.00
----	--------	--	--	------------

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
29	T-4444	Brown CAD v Gerald W. Barker, Jr.	Part of Lot E, Blk 3, WM Johnson Subd (Tract 3 in V1059/P545-564) Holcomb St, #210018957 (Bin in Trust 4/5/16)	\$500.00
30	T-4455	Brown CAD v Shelly Barnes	Lot 1143, Oak Point Subd, Phase Two (V1414/P409) #76442 (Bid in Trust 4/4/2017)	\$500.00
31	T-4510	Brown CAD v Leeann Wise	Lot 50, Phase I, Oak Ridge Estates Subd (V90/P178 OPR) #43058 (Bid in Trust 9/2/2014)	\$800.00
32	T-4587	Brown CAD v Bonnie Terrell	Part of Lot 5, Blk 1, R A & T C Fitzgerald's Addn (V1067/P76) 806X S. 4th St, Bangs, #49209 (Bid in Trust 4/5/2016)	\$600.00
33	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)	\$1,950.00
34	T-4813 Brown CAD v Shamrock Shores Owners Association T-4813		Lots 857, 858, 859 & 860, Sec B, Shamrock Shores, and Lots 20 & 21, Sec D, Shamrock Shores ( V1300/ P784, and V1300/P786) 7145 Monaghan Dr; and 7138 Bray Dr, #44600; #44969 (Bid in Trust 1/5/2016)	\$750.00
35			Lots 787, 788, 789, 790 & 791, Sec B, Shamrock Shores (V1209/P888) 7142 Monaghan Dr, #44561 (Bid in Trust 1/5/2016)	\$500.00
36			Lot 18, Sec D, Shamrock Shores (V1302/P716) 7134 Bray Dr, #44967 (Bid in Trust 1/5/2016)	\$200.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
37	T-4916	Brown CAD v Arturo Del Valle	Lot 79, Crown Point Subd (V1737/P573 OPR) Cheryl St, #20015425 (Bid in Trust 4/5/2016)	\$1,650.00
38	T-4919	Brown CAD v Jory Rector	Lot 107, Crown Point Subd (V1799/P416 OPR) Laura Dr, #20015453 (Bid in Trust 4/5/2016)	\$1,000.00
39	T-4950	Brown CAD v Roy S. Black	Lot 112, Thunderbird Bay, Sec II (V807/P78 OPR) Thunderbird Dr, May, #47406 (Bid in Trust 4/5/2016)	\$500.00
40	T-4964	Brown CAD v Vicki Vaught Ream	Lot 17, Shamrock Shores, Sec C (V1481/P350 OPR) #44790 (Bid in Trust 4/5/2016)	\$800.00
41	T-4651	Brown CAD v Loyd Wishert	Lots 64 & 69, Oak Trail Acres (V1083/P359) CR 470, #43005 (Bid in Trust 7/5/2016)	\$500.00
42	T-4730	Brown CAD v Gilberto Torres	Lot 166, Crown Point Subd (V1754/P526) Amy Dr, #20015512 (Bid in Trust 7/5/2016)	\$1,200.00
43	T-4856	Brown CAD v S.H. Bass	Part of Blk 16, Coggin Addn, being land adjacent Blk 16, Coggin Addn, being part of Jefferson Davis St (V209/P210) Cottage St, Brownwood, #52248 (Bid in Trust 7/5/2016)	\$500.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
44	T-4871	Brown CAD v Robert M. Allsup	Part of Lot N aka N-17, Feather Bay Subd, Phase I (V1016/P288) Garden Avenue, #40956 (Bid in Trust 7/5/2016)	\$300.00
45	T-4882 Brown CAD v DFC Texas Land, L.L.C.		Lot 56, Oak Ridge Estates, Phase I (V24/P29 OPR) #43064 (Bid in Trust 7/5/2016)	\$500.00
46			Lot 57, Oak Ridge Estates, Phase I (V24/P29 OPR) #43065 (Bid in Trust 7/5/2016)	\$500.00
47			Lot 58, Oak Ridge Estates, Phase I (V24/P29 OPR) #43066 (Bid in Trust 7/5/2016)	\$500.00
48			Lot 59, Oak Ridge Estates, Phase I (V24/P29 OPR) #43067 (Bid in Trust 7/5/2016)	\$500.00
49			Lot 60, Oak Ridge Estates, Phase I (V24/P29 OPR) #43068 (Bid in Trust 7/5/2016)	\$400.00
50			Lot 69, Oak Ridge Estates, Phase I (V24/P29 OPR) #43077 (Bid in Trust 7/5/2016)	\$400.00
51			Lot 88, Oak Ridge Estates, Phase I (V24/P29 OPR) #43096 (Bid in Trust 7/5/2016)	\$500.00
52			Lot 89, Oak Ridge Estates, Phase I (V24/P29 OPR) #43097 (Bid in Trust 7/5/2016)	\$400.00
53			Lot 94, Oak Ridge Estates, Phase I (V24/P29 OPR) #43102 (Bid in Trust 7/5/2016)	\$500.00
54			Lot 98, Oak Ridge Estates, Phase I (V24/P29 OPR) #43105 (Bid in Trust 7/5/2016)	\$400.00



<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
55	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
56	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)	\$500.00
57	T-4798	Brown CAD v Cisco W. Kemp	Lot 24, Oak Ridge Estates, Phase II (V1661/P379) #43137 (Bid in Trust 10/4/2016)	\$400.00
58	T-4901	Brown CAD v Rafael Vela	0.1832 Ac, more or less, A-59, Samuel Bangs Surv #108 (V843/P123) 203 N West St, Bangs, #11985 (Bid in Trust 10/4/2016)	\$4,870.00
59 T	T-4980	Brown CAD v Virgie Mathie Price	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)	\$10,100.00
60	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, #58554 (Bid in Trust 10/4/2016)	\$600.00
61	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)	\$740.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
62	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
63	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)	\$700.00
64	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)	\$500.00
65	T-4924	Brown CAD v Paula Jo Lester et al	Lots 293 & 294, and Lots 327 & 328, Tamarack Mountain Subd, Sec II (V840/P29) Tanglewood Dr, and Timberdell Dr, May, #46596; #46628; #46629 (Bid in Trust 1/3/2017)	\$500.00
66	T-5133	Brown CAD v Anthony W. Helmer, III	Lot 693, Oak Point Addn, Phase II (V1438/P299 RPR) South Lake Dr, May, #75962 (Bid in Trust 1/3/2017)	\$400.00
67	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)	\$975.00
68	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)	\$600.00

<b>PROP #</b>	<b>CAUSE #</b>	<b>STYLE</b>	<b>PROP DESCRIPTION, ADDRESS, ACCT #</b>	<b>MIN BID</b>
69	T-4304	Brown CAD, et al v Ed Tom Randle	Part of Lot 8, Blk 13, Industrial First Addn (V723/P633 S&E V1051/P541 Real Records) Brinkley St, #54267 (Bid in Trust 6/6/2017)	\$350.00
70	T-4393	Brown CAD v W. E. Paz	Lot 8, Oak Ridge Phase III (V1675/P32 OPR) #20006021 (Bid in Trust 6/6/2017)	\$1,000.00
71	T-4575	Brown CAD v Bobby Hooper	Lots 1027, 1028 & 1029, Sec B, Shamrock Shores (V629/P416) 7048 Killarney, #44723 (Bid in Trust 6/6/2017)	\$1,000.00
72	T-4653	Brown CAD v E.V. Shields	Part of Lots 1 & 2, being 60' x 150', Blk 9, Grandview Addn (V1267/P1) 2102 Ave D, #53516 (Bid in Trust 6/6/2017)	\$1,200.00
73	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 (Bid in Trust 6/6/2017)	\$2,465.00
74	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 (Bid in Trust 6/6/2017)	\$1,680.00