

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

**November 7, 2017 at 10:00 a.m.  
McCulloch County Courthouse, 199 West Main, Brady, 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 McCulloch County District Clerk. 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 Brady at (325) 597-1412.

**PROPERTIES TO BE SOLD ON NOVEMBER 7, 2017:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	<b>2012009</b>	McCulloch County Appraisal District v Anselmo Aguirre et al	The Southwest 1/4 of Lot 4, Block 21 of the Luhr Addition, McCulloch County, Texas (Volume 356, Page 498 of the Official Public Records) <b>Account #22266</b> Judgment Through Tax Year: 2013  <b>Approximate Address: 407 S. Oak</b>	\$1,464.00
2	<b>2012034</b>	McCulloch County Appraisal District v Susan Renea Jolly et al	Lots 1, 2, 3 and 4, Block 2, Matt Henson Addition, an addition to the City of Brady, McCulloch County, Texas (Volume 389, Page 387 of the Official Public Records) <b>Account #23012</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1210 Beck Ave</b>	\$2,416.00
3	<b>2014092</b>	McCulloch County Appraisal District v Johnny Servantez	all of Lot 7 and 8, Block 4, Original Townsite of the Town of Melvin, McCulloch County, Texas (Vol. 262, Page 772, Official Public Records) <b>Account #24115</b> Judgment Through Tax Year: 2013  <b>Approximate Address: 101 E Mesquite</b>	\$700.00
4	<b>2015071</b>	McCulloch County Appraisal District v Herman Worsham et al	4 39MERCURY 0.50 AC (Vol. 302, Page 1070, Official Public Records) <b>Account #24407</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 905 Matlock St. Rochelle</b>	\$2,519.00
5	<b>2015135</b>	McCulloch County Appraisal District v Desinee Donn Aylesworth et al	2.17 acres, more or less, out of Fisher and Miller Survey #2633, out of Abstract #28, McCulloch County, Texas (Vol. 393, Page 562, Official Public Records) <b>Account #25593</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 9394 N. US Hwy 87 Melvin</b>	\$3,583.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	2016065	McCulloch County Appraisal District v Michele J. Duncan et al	.69 acres, more or less, and being part of the J.T. Massey Survey 707, out of Abstract 1493, McCulloch County, Texas and a Manufactured Home, 28' x 66', Label #PFS0581215 and PFS0581214, Serial #MP157198A, MP157198B, McCulloch County, Texas (Vol. 255, Page 70, Deed Records) <b>Account #29196</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 514 N FM 1851</b>	\$878.00
7	2016126	McCulloch County Appraisal District v Howard Lee Bailey et al	being 74' x 120', out of the Northeast corner of Block 100, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 180, Page 415, Deed Records) <b>Account #22617</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 204 S. China</b>	\$1,872.00
8	2017054	McCulloch County Appraisal District v John Leslie Arons	190 acres, more or less, out of Abstract 1857, G.C. & S.F. RR Co. Survey 989, McCulloch County, Texas (Vol. 306, Page 446, Official Public Records) <b>Account #30209</b> Judgment Through Tax Year: 2016  <b>Approximate Address: N/A</b>	\$871.00
9	2017054	McCulloch County Appraisal District v John Leslie Arons	192 acres, more or less, out of Abstract 1869, Survey 99, H & TC Co. McCulloch County, Texas (Vol. 306, Page 446, Official Public Records) <b>Account #30241</b> Judgment Through Tax Year: 2016  <b>Approximate Address: N/A</b>	\$879.00
10	2017054	McCulloch County Appraisal District v John Leslie Arons	27.78 acres, more or less, out of Abstract 2275, E.E. Gamlin Survey 988-1/2, McCulloch County, Texas (Vol. 306, Page 446, Official Public Records) <b>Account #30946</b> Judgment Through Tax Year: 2016  <b>Approximate Address: N/A</b>	\$213.00

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11	2017054	McCulloch County Appraisal District v John Leslie Arons	83.86 acres, more or less, out of Abstract 2307, J.C. Renfor Survey 990, McCulloch County, Texas (Vol. 306, Page 446, Official Public Records) <b>Account #33052</b> Judgment Through Tax Year: 2016  <b>Approximate Address: N/A</b>	\$442.00
12	2017058	McCulloch County Appraisal District v Arlyn Lee Roberts, Jr.	all of Lot 6, Block 74, Crothers Addition, City of Brady, McCulloch County, Texas (Vol. 327, Page 481, Official Public Records) <b>Account #21008</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 804 Bustin</b>	\$1,769.00
13	2017060	McCulloch County Appraisal District v Lauro Trevino et al	Lot 23, Live Oak Hills Subdivision, McCulloch County, Texas (Vol. 325, Page 952, Official Public Records) <b>Account #28711</b> Judgment Through Tax Year: 2016  <b>Approximate Address: N/A</b>	\$1,957.00
14	2017068	McCulloch County Appraisal District v Ray Torres et al	being Lot 6, Block 2, Stanburn Addition, City of Brady, McCulloch County, Texas (Vol. 416, Page 290, Official Public Records) <b>Account #23677</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1911 S. China</b>	\$1,854.00
15	2017069	McCulloch County Appraisal District v Old Dodge Crossing, LLC	Lots 1, 2, 3 and 4, Block 14, Crothers Second Addition, City of Brady, McCulloch County, Texas (Vol. 373, Page 600, Official Public Records) <b>Account #21126</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 907 N. Davidson</b>	\$417.00

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16	<b>2017069</b>	McCulloch County Appraisal District v Old Dodge Crossing, LLC	<p>being all of that portion of Lots 3 and 4, Block 45, Fulcher Addition, City of Brady, McCulloch County, Texas which lies East and South of the Brady Creek Flood Wall (Vol. 368, Page 914, Official Public Records)</p> <p><b>Account #21599</b> Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 800 W. Main</b></p>	\$1,853.00
17	<b>2017069</b>	McCulloch County Appraisal District v Old Dodge Crossing, LLC	<p>being the South part of Block 50, Fulcher Addition, City of Brady, McCulloch County, Texas (Vol. 368, Page 940, Official Public Records)</p> <p><b>Account #21610</b> Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 101 E. Richards</b></p>	\$2,846.00
18	<b>2017069</b>	McCulloch County Appraisal District v Old Dodge Crossing, LLC	<p>being 130' x 58', out of the Northwest corner of Block 65, Fulcher Addition, City of Brady, McCulloch County, Texas (Vol. 403, Page 51, Official Public Records)</p> <p><b>Account #21683</b> Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 407 W. White</b></p>	\$4,294.00
19	<b>2017069</b>	McCulloch County Appraisal District v Old Dodge Crossing, LLC	<p>all that certain property known as the Southeast quarter of Block 70, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 399, Page 759, Official Public Records)</p> <p><b>Account #22471</b> Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 906 S. Mesquite</b></p>	\$2,279.00
20	<b>2017069</b>	McCulloch County Appraisal District v Old Dodge Crossing, LLC	<p>the North 1/2 of the East 1/2 of Block 70, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 316, Page 809, Official Public Records)</p> <p><b>Account #22472</b> Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 508 E. 8th</b></p>	\$344.00

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21	<b>2017069</b>	McCulloch County Appraisal District v Old Dodge Crossing, LLC	<p>being the West 120' of Lot 1, Block 11, Spiller Addition, City of Brady, McCulloch County, Texas (Vol. 370, Page 41, Official Public Records)</p> <p><b>Account #23622</b> Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1412 S. Bridge</b></p>	\$4,188.00
22	<b>2017081</b>	McCulloch County Appraisal District v Charles L. Jordan III	<p>Lots 14, 15, and 16, Block 3 and .057 of an acre out of Lot 17, Block 3, Lakeview Addition, City of Brady, McCulloch County, Texas (Vol. 383, Page 377, Official Public Records)</p> <p><b>Account #22100</b> Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 130 Lakeview Dr.</b></p>	\$6,788.00