

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

**February 2, 2016 at 10:00 a.m.  
Terry County Courthouse, 500 West Main, Brownfield, 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.
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 the Terry County Sheriff's Department. 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 below each tract, and 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, please contact Jessie Nixon at our office in Lubbock at (806) 281-0775.

**PROPERTIES TO BE SOLD ON FEBRUARY 2, 2016:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	<b>19,160</b>	Terry County Appraisal District v Rodney S. Wilson	14' X 66', Manufactured Home, Label # TEX0225782, Serial #N188830, located in the City of Meadow, Terry County, Texas <b>Account #M39649</b> Judgment Through Tax Year: 2014  Approximate Address: Brownfield	\$1,000.00
2	<b>19,594</b>	Terry County Appraisal District v Jesus Zamora et al	Lot 2, Block 5, Bohanan Addition, City of Brownfield, Terry County, Texas (Vol. 321, Page 627, Deed Records) <b>Account #R16725</b> Judgment Through Tax Year: 2014  Approximate Address: 318 N. 2nd Brownfield	\$620.00
3	<b>19,598</b>	Terry County Appraisal District v Elven Daniel Rockey et al	Lot 14, Block 5, Powell Addition, City of Brownfield, Terry County, Texas (Volume 627, Page 452 of the Official Public Records, Terry County, Texas) <b>Account #R25122</b> Judgment Through Tax Year: 2014  Approximate Address: 1209 S. 3rd Brownfield	\$3,335.00
4	<b>19,650</b>	Terry County Appraisal District v Gavino Vasquez et al	Lot 7, Block 8, Oak Grove Addition, City of Brownfield, Terry County, Texas (Vol. 665, Page 262, Official Public Records) <b>Account #R26426</b> Judgment Through Tax Year: 2014  Approximate Address: 1302 N. A Brownfield	\$5,000.00
5	<b>19,817</b>	Terry County Appraisal District v Carol Bayless et al	Lot 7, Block 19, Oak Grove Addition, City of Brownfield, Terry County, Texas (Vol. 396, Page 763, Deed Records) <b>Account #R11025</b> Judgment Through Tax Year: 2014  Approximate Address: 1010 N. Ballard Brownfield	\$2,200.00
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TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	19,817	Terry County Appraisal District v Carol Bayless et al	Lot 6, Block 19, Oak Grove Addition, City of Brownfield, Terry County, Texas (Vol. 431, Page 741, Deed Records) <b>Account #R4551</b> Judgment Through Tax Year: 2014  Approximate Address: 1008 N. Ballard Brownfield	\$2,000.00
7	19,817	Terry County Appraisal District v Carol Bayless et al	Lot 5, Block 19, Oak Grove Addition, City of Brownfield, Terry County, Texas (Vol. 431, Page 741, Deed Records) <b>Account #R25056</b> Judgment Through Tax Year: 2014  Approximate Address: 1006 N. Ballard Brownfield	\$1,750.00
8	19,817	Terry County Appraisal District v Carol Bayless et al	Lot 15, Block 2, Murphy Addition, City of Brownfield, Terry County, Texas (Volume 401, Page 865 of the Official Public Records) <b>Account #R12500</b> Judgment Through Tax Year: 2014  Approximate Address: 705 S. 15th Brownfield	\$420.00
9	19,987	Terry County Appraisal District v Lupe Servantes et al	a 140' x 100', more or less, tract of land, out of the South 1/2 of Section 112, Block T, City of Brownfield, Terry County, Texas (Vol. 531, Page 673, Deed Records) <b>Account #R15854</b> Judgment Through Tax Year: 2014  Approximate Address: 421 N. 10th Brownfield	\$2,302.00
10	19,988	Terry County Appraisal District v Crispen Hernandez et al	16' X 86' CREST RIDGE Manufactured home, LAB# NTA0696242, Serial #CRH2TX1201, City of Brownfield, Terry County, Texas <b>Account #M38762</b> Judgment Through Tax Year: 2014  Approximate Address: 1211 S. 4th Brownfield	\$3,300.00
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TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	<b>19,989</b>	Terry County Appraisal District v Sandra Simmons	Lot 3, Block 12, Gillham Powell Addition, City of Brownfield, Terry County, Texas (Vol. 823, Page 82, Official Public Records) <b>Account #R12335</b> Judgment Through Tax Year: 2014  Approximate Address: 1714 E. Tate Brownfield	\$3,700.00
12	<b>20,199</b>	Terry County Appraisal District v Guillermo Ramirez	a 50' x 150' tract of land, more or less, being part of a 14 acre tract of land, Section 112, Block T, D&W Ry Co. Survey, City of Brownfield, Terry County, Texas (Vol. 655, Page 315, Official Public Records) <b>Account #R14270</b> Judgment Through Tax Year: 2014  Approximate Address: 1107 W. Powell Brownfield	\$1,500.00
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