

**DELINQUENT TAX SALE
THE COUNTY OF MILAM, TEXAS AND TAX APPRAISAL DISTRICT OF BELL COUNTY
MILAM COUNTY, TEXAS**

**February 5, 2019 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 FEBRUARY 5, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV36595	The County of Milam, Texas v Charles Sides	a Manufactured Home Only, Label #TEX0247528/29, Serial #C12551A/B located in the City of Rockdale, Milam County, Texas, 834 Bell Street, Rockdale, Texas 76567-2778 Account #000000076244 Judgment Through Tax Year: 2017	\$6,100.00
2	CV36595	The County of Milam, Texas v Charles Sides	Lots 1 & 2, Block 1, Smith Addition to the City of Rockdale, Milam County, Texas (Volume 1118, Page 648 and Volume 1062, Page 900 of the Deed Records, Milam County, Texas), 836 W Bell Ave, Rockdale, Texas 76567-2778 Account #000000010398 Judgment Through Tax Year: 2017	\$2,500.00
3	CV37673	The County of Milam, Texas v Charlie W. Williams AKA C.W. Williams Et Al	Lot 9, Block 3, Coffield Addition, Section 1, an Addition to the City of Rockdale, Milam County, Texas (Volume 1089, Page 150 of the Official Public Records, Milam County, Texas), 717 Morrison Dr, Rockdale, Texas 76567-2115 Account #000000010306 Judgment Through Tax Year: 2017	\$15,000.00
4	CV37786	The County of Milam, Texas v John E. Furnace, Jr. AKA John Furnace, Jr.	A Manufactured Home only, Serial #OC05969231A/B; Label #PFS0389720/1, located on 67.0 Acres, more or less, out of the Jose Leal Survey, Abstract No. 29, Milam County, Texas, Account #000000072258 Judgment Through Tax Year: 2017	\$5,500.00
5	CV38126	The County of Milam, Texas v Bernard Snyder Et Al	Lots 5 & 6, Block 2, Russell Subdivision, Milam County, Texas (Volume 518, Page 301 of the Deed Records, Milam County, Texas) Account #000000028374 Judgment Through Tax Year: 2017	\$2,500.00
6	CV38129	The County of Milam, Texas v Tommye J. Austin AKA Tommye Austin	Lot 7, Block 39, City of Rockdale, Milam County, Texas (Volume 432, Page 772 and Volume 941, Page 543 of the Deed Records, Milam County, Texas), 220 Oak St, Rockdale, Texas 76567 Account #000000026662 Judgment Through Tax Year: 2017	\$2,500.00
7	CV38131	The County of Milam, Texas v Jesse Corona Et Al	Lot 2, Block 11, Aycok Addition to the City of Cameron, AKA part of one acre of land out of the Daniel Monroe Survey, Milam County, Texas (Volume 934, Page 330 of the Deed Records, Milam County, Texas), 201 S Washington Ave, Cameron, Texas 76520-4031 Account #000000019721 Judgment Through Tax Year: 2017	\$2,500.00
8	CV38131	The County of Milam, Texas v Jesse Corona Et Al	Block A, Woodson-Tucker Addition to the City of Cameron, AKA 0.267 acres, more or less, out of the D. Monroe League, Milam County, Texas (Volume 420, Page 577 of the Deed Records, Milam County, Texas), 819 Walnut Ave, Cameron, Texas 76520-4253 Account #000000027600 Judgment Through Tax Year: 2017	\$600.00
9	CV38142	The County of Milam, Texas v Billie J. Spriggs Et Al	Block 19, W. W. Lewis (Peoples Addition), City of Cameron, Milam County, Texas (Volume 402, Page 211 of the Deed Records, Milam County, Texas), 811 W. 8th Street, Cameron, Texas 76520-2452 Account #000000027460 Judgment Through Tax Year: 2017	\$7,000.00
10	CV38142	The County of Milam, Texas v Billie J. Spriggs Et Al	West Part of Block 20, W. W. Lewis (Peoples Addition), City of Cameron, Milam County, Texas (Volume 430, Page 145 of the Deed Records, Milam County, Texas), 809 8th Street, Cameron, Texas 76520 Account #000000012745 Judgment Through Tax Year: 2017	\$250.00
11	CV38214	The County of Milam, Texas v Glenn C. Halsey AKA Glenn Halsey Et Al	1.0 Acres, more or less, out of the Jose Antonio DePena Survey, Abstract No. 43, Milam County, Texas (Volume 999, Page 545 of the Deed Records, Milam County, Texas), 17123 FM 486, Cameron, Texas 76520 Account #000000028287 Judgment Through Tax Year: 2017	\$4,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	CV38215	The County of Milam, Texas v Kevin J. Bodin AKA Kevin Bodin Et Al	The south one-half of Lot 2 and all of Lot 3, Block 1, Thomas Addition to the City of Gause, Milam County, Texas ("The Second Tract" in Volume 1056, Page 251 of the Deed Records, Milam County, Texas), Account #000000020731 Judgment Through Tax Year: 2017	\$4,000.00
13	CV38250	The County of Milam, Texas v Larry McConnell Et Al	3.5 Acres, more or less, out of the Harrison Owens Survey, Milam County, Texas (Volume 724, Page 718 and Volume 558, Page 523 of the Deed Records, Milam County, Texas), Account #000000058925 Judgment Through Tax Year: 2017	\$3,500.00
14	CV38259	The County of Milam, Texas v Terry O'Neal Thompson AKA Terry Thompson	North part of Block 44, Smith, Ackerman, Green Addition to the town of Rockdale, Milam County, Texas (Volume 478, Page 5 of the Deed Records, Milam County, Texas), 641 N Main St, Rockdale, Texas 76567-2322 Account #000000011906 Judgment Through Tax Year: 2017	\$2,100.00
15	CV38466	The County of Milam, Texas v Irais Reyes Et Al	Lot 1, Jose Tomerlin Survey #2, AKA part of Block D, Hefley Heights, City of Cameron, Milam County, TEXAS (Volume 1136, Page 796 of the Deed Records, Milam County, Texas), 903 E 8th St, Cameron, Texas 76520-2908 Account #000000012479 Judgment Through Tax Year: 2017	\$4,500.00
16	CV38492	The County of Milam, Texas v Houston Hardman Et Al	0.1338 Acres, more or less, out of the W W Lewis Survey, AKA Lot 10, Block 35 W H Scott Addition, Milam County, Texas (Volume 295, Page 100 and Volume 317, Page 473 of the Deed Records, Milam County, Texas), 807 W 3 1/2 St, Cameron, Texas 76520-3213 Account #000000017870 Judgment Through Tax Year: 2017	\$2,090.00
17	CV38492	The County of Milam, Texas v Houston Hardman Et Al	0.1473 Acres, more or less, out of the W W Lewis Survey, AKA Lot 9, Block 35 W H Scott Addition, Milam County, Texas (Volume 295, Page 100 and Volume 294, Page 395 of the Deed Records, Milam County, Texas), 809 W. 3 1/2 Street, Cameron, Texas 76520 Account #000000017781 Judgment Through Tax Year: 2017	\$2,300.00
18	CV38545	The County of Milam, Texas v Bobby C Tempstra Et Al	A Manufactured Home only, Serial #HOTX08808585A and #HOTX08808585B, Label #NTA0839719 and #NTA0839720, located at 1432 County Road 103, Milam County, Texas, 1432 County Road 103 Account #000000077645/000000408477 Judgment Through Tax Year: 2017	\$2,000.00
19	CV38550	The County of Milam, Texas v Mellissa Ison AKA Mellissa Zawadzke	1.6 Acres, more or less, out of the T.J. Chambers Survey, Milam County, Texas (Volume 438, Page 514 of the Deed Records, Milam County, Texas), 886 FM 1712, Rockdale, Texas 76567-5977 Account #000000013169 Judgment Through Tax Year: 2017	\$2,000.00
20	CV38556	The County of Milam, Texas v Barbara Walter Et Al	Lot 18, Block 1, Hogan Addition to the City of Rockdale, Milam County, Texas (Volume 451, Page 99 of the Deed Records, Milam County, Texas), 213 Division St, Rockdale, Texas 76567-2622 Account #000000026842 Judgment Through Tax Year: 2017	\$3,200.00
21	CV38571	The County of Milam, Texas v Kirk Melvin Douglas AKA Kirk Douglas	2.0 Acres, more or less, out of the William Allen Survey, Abstract No. 74, Milam County, Texas (Volume 612, Page 260 of the Deed Records, Milam County, Texas) Account #000000060979 Judgment Through Tax Year: 2017	\$2,500.00
22	CV38572	The County of Milam, Texas v Vanderbilt Mortgage & Finance	A Manufactured Home only, Serial #CHVM459785613385A/B, Label #RAD1034185/6, located in Milam County, Texas Account #000000070677 Judgment Through Tax Year: 2017	\$3,500.00
23	CV38623	The County of Milam, Texas v Reynaldo V. Munoz AKA Reynaldo Munoz	Part of Lot 1, Block 128, City of Rockdale, and part of Lots 1, 3, and 5, Ackerman Addition, Milam County, Texas (Volume 717, Page 302 and Volume 1002, Page 107 of the Deed Records, Milam County, Texas), 403 E Belton Ave, Rockdale, Texas 76567-2919 Account #000000011197 Judgment Through Tax Year: 2017	\$2,000.00

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24	CV38623	The County of Milam, Texas v Reynaldo V. Munoz AKA Reynaldo Munoz	Part of Lot 7, Block 1, Ackerman Addition to the City of Rockdale, and Lot 2, Block 128, City of Rockdale, Milam County, Texas (Volume 892, Page 282 of the Deed Records, Milam County, Texas), 516 San Gabriel St, Rockdale, Texas 76567-2329 Account #000000011556 Judgment Through Tax Year: 2017	\$1,000.00
25	CV38627	The County of Milam, Texas v Dave Ballard, Jr. Et Al	5.1 Acres, more or less, out of the J. McLaughlin Grant, Milam County, Texas (Volume 608, Page 670 of the Deed Records, Milam County, Texas), 11604 E. FM 485, Cameron, Texas 76520 Account #000000026243 Judgment Through Tax Year: 2017	\$4,000.00
26	CV38628	The County of Milam, Texas v Naomi Delgado	Lot 1 and 2, Block 45, City of Buckholts, Milam County, Texas (Volume 776, Page 493 of the Deed Records, Milam County, Texas), 107 W Avenue H, Buckholts, Texas 76518-2637 Account #000000011265 Judgment Through Tax Year: 2017	\$2,000.00
27	CV38674	The County of Milam, Texas v Emma Jean Henry Et Al **Subject to Mowing Liens**	All of Block 16 and part of Block 17, W. W. Lewis (Peoples) Survey, City of Cameron, Milam County, Texas (Volume 764, Page 582 of the Deed Records, Milam County, Texas), 806 W. 6th Street, Cameron, Texas 76520 Account #000000013586 Judgment Through Tax Year: 2017	\$2,500.00
28	CV38674	The County of Milam, Texas v Emma Jean Henry Et Al	East part of Block 17, W. W. Lewis (Peoples) Survey, City of Cameron, Milam County, Texas (Volume 764, Page 580 of the Deed Records, Milam County, Texas), 802 W. 6th, Cameron, Texas 76520-2534 Account #000000017311 Judgment Through Tax Year: 2017	\$1,500.00
29	CV38740	The County of Milam, Texas v David Ward	93.5 Acres, more or less, out of the W. W. Lewis League, Milam County, Texas (Volume 1088, Page 620 and Volume 1088, Page 626 of the Deed Records, Milam County, Texas), 2449 FM 1600, Cameron, Texas 76520-3580 Account #000000022232 Judgment Through Tax Year: 2017	\$19,000.00
30	CV38772	The County of Milam, Texas v Shamsuddin Khondaker	Lot 3, Block 1, Burnett Addition to the City of Milano, Milam County, Texas (Volume 1043, Page 431 of the Deed Records, Milam County, Texas), Milano, Texas 76556 Account #000000077618 Judgment Through Tax Year: 2017	\$3,000.00