

**DELINQUENT TAX SALE  
BREWSTER COUNTY, TEXAS  
March 6, 2018 at 10:00 AM  
Courthouse Steps in Alpine, 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 **ONLY with a cashier's check payable to MVBA, TRUSTEE**. A person purchasing multiple properties may pay for all of their purchases with one cashier's check. 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. A deed recording fee of \$30 per deed will be included in the cashier's check payable to **MVBA, Trustee**, will be collected at the tax sale. Purchasers will have THREE hours from the conclusion of the tax sale to deliver the cashier's check to the representative of MVBA who is present at the tax sale.
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. Purchasers will be required to pay the 2017 taxes which became delinquent 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 will be free and clear of the assessments through 2016 due to the Property Owner's Association of Terlingua Ranch, Inc.

If you have any questions, you may contact the attorney's office in Round Rock at (512) 323-3200, ext. 233 or ext. 252.

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BREWSTER COUNTY, TEXAS**

**PROPERTIES TO BE SOLD ON MARCH 6, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER #	AMOUNT
1	2008-11-B9845-A-TAX	The County of Brewster, Texas et al v Claudette Schwab, Individually and as Administrator of the Estate of Elmo Schwab AKA Elmo Schwab, Jr. Deceased (In Rem Only)	Southwest 1/4 of the Northwest 1/4 of Section 53, Block G4, Abstract 1248, D&W RY, being 45 acres, AKA Tract: 829, Brewster County, Texas (Volume 199, Page 429, Deed Records, Brewster County, Texas) Account #000000024803 Judgment Through Tax Year: 2016	\$5,000.00		
2	2014-01-B10149-A-TAX	The County of Brewster, Texas v Ricky Valenzuela	Lot 5, Block 1, Ferguson 2nd Addition to the City of Alpine, Brewster County, Texas (Volume 123, Page 389 of the Official Public Records, Brewster County, Texas), 510 5th Street, Alpine, Texas 79830 Account #000000010378 Judgment Through Tax Year: 2016	\$8,200.00		
3	2014-01-B10149-A-TAX	The County of Brewster, Texas v Ricky Valenzuela	Lots 12 and 13, Block 1, Ferguson 1st Addition to the City of Alpine, Brewster County, Texas Account #000000010364 Judgment Through Tax Year: 2016	\$600.00		
4	2015-04-B10198-A-TAX	The County of Brewster, Texas v Jesse David Acosta	Land only being Lot 6 (77.06 feet x 130.01 feet), Block 6, Scown Addition, to the City of Alpine, Brewster County, Texas (Plat Envelope 183, of the Official Public Records, Brewster County, Texas), 1208 W Jeremy Account #12407 Judgment Through Tax Year: 2016	\$3,300.00		
5	2016-06-B52-A-TAX	The County of Brewster, Texas v Mike Parrinello, Jr., et al	Terramar Tract 2684, being 20.28 Acres, more or less, out of Section 63, Abstract 1340, Block G12, GC&SF RR, Brewster County, Texas (Volume 3, Page 840, Official Public Records, Brewster County, Texas) Account #26979 Judgment Through Tax Year: 2016	\$2,500.00		
6	2016-06-B63-A-TAX	The County of Brewster, Texas v Denver Roller, Inc.	East half of the Southwest of the Northeast of Section 18, Block G12, GC&SF RR, Tract 2453, being 20.00 Acres, more or less, Brewster County, Texas assessed as Account #26762 and Account #26772 on the Brewster County Tax Roll (Volume 264, Page 594, Deed Records, Brewster County, Texas) Account #26762 and 26772 Judgment Through Tax Year: 2016	\$2,400.00		
7	2017-07-B105-A-TAX	The County of Brewster, Texas v Frantzy Thomas	The East-Half (E/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section 12, Block 15, GH & SA RR Survey, being 20 Acres, more or less AKA Tract 2905, Brewster County, Texas (Volume 193, Page 535, Official Public Records, Brewster County, Texas) Account #24319 Judgment Through Tax Year: 2016	\$2,500.00		

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8	2017-07-B111-A-TAX	The County of Brewster, Texas v Harry L. Shriver	The West Half (1/2) of the South Half (1/2) of the Southeast Quarter (1/4), of the Northeast Quarter (1/4), Section 6, Block G-5, GC & SF RR Survey, being 10 Acres, more or less, Brewster County, Texas (Volume 260, Page 182, Deed Records, Brewster County, Texas) Account #26294 Judgment Through Tax Year: 2016	\$1,800.00		
9	2017-07-B112-A-TAX	The County of Brewster, Texas v Deborah Dowell	Two Acres, more or less, out of the North Half (N/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section 3, Block TER, (Tract 849F) of Terlingua Ranch, Brewster County, Texas (Volume 160, Page 185, Official Public Records, Brewster County, Texas) Account #27169 Judgment Through Tax Year: 2016	\$7,500.00		
10	2017-07-B114-A-TAX	The County of Brewster, Texas v James C. Jones	Terramar Tract Designation: Tract 2676A, being 10.1 Acres of land out of Section 63, Abstract 1340, Block G-12, G.C. & S.F. RY. Co, Original Grantee, Brewster County, Texas (Volume 202, Page 28, Deed Records, Brewster County, Texas) Account #26986 Judgment Through Tax Year: 2016	\$1,500.00		
11	2017-07-B114-A-TAX	The County of Brewster, Texas v James C. Jones	East half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 10, Block G-12, GC & SF RR, Original Grantee, being 20 Acres, more or less, aka Tract 2721, Brewster County, Texas (Volume 205, Page 760, Deed Records, Brewster County, Texas) Account #26555 Judgment Through Tax Year: 2016	\$2,500.00		
12	2017-07-B114-A-TAX	The County of Brewster, Texas v James C. Jones	Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Section 10, Block G-12, GC & SF RR, Original Grantee, being 40 Acres, more or less, aka Tract 2708, Brewster County, Texas (Volume 188, Page 250, Deed Records, Brewster County, Texas) Account #26545 Judgment Through Tax Year: 2016	\$3,300.00		
13	2017-07-B114-A-TAX	The County of Brewster, Texas v James C. Jones	South half (1/2) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 4, Block G-12, GC & SF RR, Original Grantee, being 20 Acres, more or less, aka Tract 2642, Brewster County, Texas (Volume 209, Page 717, Deed Records, Brewster County, Texas) Account #26471 Judgment Through Tax Year: 2016	\$2,200.00		
14	2017-07-B114-A-TAX	The County of Brewster, Texas v James C. Jones	North half (1/2) of the Southeast Quarter (1/4) of Section 169, Block G-4, HE & WT RR, Original Grantee, being 80 Acres, more or less, aka Tract 424, Brewster County, Texas (Volume 194, Page 528, Deed Records, Brewster County, Texas) Account #25155 Judgment Through Tax Year: 2016	\$3,800.00		
15	2017-07-B115-A-TAX	The County of Brewster, Texas v William H. Mills, Jr.	Terramar Tract Designation: Tract 2177, being 19.9 Acres of land out of Section 68, Abstract 9375, Block G-12, G.C. & S.F. RY. Co., Original Grantee, Brewster County, Texas (Volume 210, Page 11, Deed Records, Brewster County, Texas) Account #27045 Judgment Through Tax Year: 2016	\$3,000.00		

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16	2017-07-B115-A-TAX	The County of Brewster, Texas v William H. Mills, Jr.	North half (1/2) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 4, Block G-12, G.C. & S.F. R.R., Original Grantee, being 20 Acres, more or less, aka Tract 2639, Brewster County, Texas (Volume 181, Page 86, Deed Records, Brewster County, Texas) Account #26468 Judgment Through Tax Year: 2016	\$2,800.00		
17	2017-07-B115-A-TAX	The County of Brewster, Texas v William H. Mills, Jr.	Tract F94, Section 21, Block 15, G.H. & S.A. RR, Original Grantee, being 5.00 Acres, more or less, Brewster County, Texas (Volume 181, Page 88, Deed Records, Brewster County, Texas) Account #24534 Judgment Through Tax Year: 2016	\$1,000.00		
18	2017-07-B115-A-TAX	The County of Brewster, Texas v William H. Mills, Jr.	South Half (1/2) of the East Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 9, Block G-5, GC & SF RR, Original Grantee, being 10 Acres, more or less aka Tract 2848B, Brewster County, Texas (Volume 199, Page 160, Deed Records, Brewster County, Texas) Account #26340 Judgment Through Tax Year: 2016	\$1,300.00		
19	2017-07-B115-A-TAX	The County of Brewster, Texas v William H. Mills, Jr.	The West Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of the West One-half (W 1/2) of Section 5, Abstract Six Hundred and Fifty-one (651) ctf, Six Hundred and Seventy-eight (678), Block G-11, being 20 Acres, more or less of land, Brewster County, Texas (Volume 87, Page 296, Deed Records, Brewster County, Texas) Account #26411 Judgment Through Tax Year: 2016	\$4,000.00		
20	2017-07-B125-A-TAX	The County of Brewster, Texas v Maria Candelaria Modesto	Lot 7, Block 80, Original Townsite City of Alpine, Brewster County, Texas (Volume 30, Page 490, Official Public Records, Brewster County, Texas), 406 S 11th Street, Alpine, Texas Account #12292 Judgment Through Tax Year: 2016	\$5,000.00		
21	2017-07-B125-A-TAX	The County of Brewster, Texas v Maria Candelaria Modesto	Lot 5, Block 1, Means Addition, to the City of Alpine, Brewster county, Texas and a Manufactured Home, 14 feet x 60 feet (Volume 32, Page 849, Official Public Records, Brewster County, Texas), 202 S Durrell, Alpine, Texas Account #11221 Judgment Through Tax Year: 2016	\$1,500.00		
22	2017-07-B126-A-TAX	The County of Brewster, Texas v Samuel Ramirez	Lot 6, Block 17, Metta Harm Addition to the City of Alpine, Brewster County, Texas and a Manufactured Home, Label #TXS0584164, Serial #FRD21265528D, Brewster County, Texas (Volume 92, Page 325 of the Official Public Records, Brewster County, Texas), 104 Lemon Street, Alpine, Texas Account #11344 Judgment Through Tax Year: 2016	\$2,500.00		
23	2017-07-B138-A-TAX	The County of Brewster, Texas v Elsie Jane Mills	40 Acres of land, Abstract 1377, Certificated Number 1921, Survey Number 21, G.H. & S.A. Railway Company Survey, same being the SE 1/4 of the Southeast 1/4 thereof, Block No. 17, Brewster County, Texas (Volume 96, Page 428, Deed Records, Brewster County, Texas) Account #24626 Judgment Through Tax Year: 2016	\$2,000.00		

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24	2017-07-B138-A-TAX	The County of Brewster, Texas v Elsie Jane Mills	West half of the North half of the Southeast quarter of the Northwest quarter of Section 12, Block TER, being 10.00 Acres, more or less aka Tract 967A, Brewster County, Texas (Volume 197, Page 671, Deed Records, Brewster County, Texas) Account #27327 Judgment Through Tax Year: 2016	\$3,300.00		
25	2017-07-B138-A-TAX	The County of Brewster, Texas v Elsie Jane Mills	14.54 Acres, more or less, Section 216, Block G4, HE&WT Survey, Brewster County, Texas ("Tract Two" in Volume 295, Page 349, Official Public Records, Brewster County, Texas) Account #25598 Judgment Through Tax Year: 2016	\$3,000.00		
26	2017-07-B138-A-TAX	The County of Brewster, Texas v Elsie Jane Mills	18.84 Acres, Section 217, Block G4, HE&WT Survey, Brewster County, Texas ("Tract One" in Volume 295, Page 349, Official Public Records, Brewster County, Texas) Account #25627 Judgment Through Tax Year: 2016	\$2,500.00		
27	2017-07-B138-A-TAX	The County of Brewster, Texas v Elsie Jane Mills	Tract 93 aka Longhorn Tract 93 being a 74.1 Acre Tract, more or less of land in the central part of Section 4, Block 248, T&ST. L. RY Co Survey, Brewster County, Texas (Volume 248, Page 99, Deed Records, Brewster County, Texas) Account #27568 Judgment Through Tax Year: 2016	\$2,000.00		