

**DELINQUENT TAX SALE
THE COUNTY OF BRAZOS, TEXAS
BRAZOS COUNTY, TEXAS**

**March 5, 2019 at 10:00 AM
Atrium of the Administration Building**

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 _____ . 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 Bryan at (979) 775-1888.

PROPERTIES TO BE SOLD ON MARCH 5, 2019:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1 | 15-002129-CV-272 | The County of Brazos, Texas v Thomas Richardson et al | Lot 17, Block 9, Castle Heights, Brazos County, Texas (Volume 3396, Page 322, Deed Records, Brazos County, Texas), Tisdale Street, Bryan, Texas Account #000000021422 Judgment Through Tax Year: 2017 | \$5,550.00 |
| 2 | 17-000270-CV-272 | The County of Brazos, Texas v Ernest Nowlin AKA Ernest E. Nowlin et al | Bryan's 1st, Block 9, Lot 2 AKA a Tract out of 1 1/12 Acres, S.F. Austin League No. 10 and being Part of Block 9, Hall Addition to the City of Bryan, AKA a Tract out of 1 1/2 Acres, S.F. Austin League No. 10 and being Part of Block 9, Bryan Addition to the City of Bryan, AKA Lot 2, Block 9, Bryan's First Addition to the City of Bryan, Brazos County, Texas (Volume 8, Page 397, Volume 13, Page 87, and Volume 2575, Page 193 of the Deed Records, Brazos County, Texas), 406 E 17th Street A Account #000000020359 Judgment Through Tax Year: 2017 | \$3,150.00 |
| 3 | 17-000270-CV-272 | The County of Brazos, Texas v Ernest Nowlin AKA Ernest E. Nowlin et al | Bryan's 1st, Block 9, Lot 4 AKA 75' X 100' in Block 9, Bryan's First Addition to the City of Bryan, Brazos County, Texas (Volume 3648, Page 332 of the Deed Records, Brazos County, Texas), 406 E 17th St Account #000000020361 Judgment Through Tax Year: 2017 | \$1,700.00 |
| 4 | 17-000433-CV-85 | The County of Brazos, Texas v Mac Nash et al | 4.263 Acres, more or less, out of Abstract 199 of the Francis Quota League, Tract 6 AKA 1.640 Acres, more or less, out of Abstract 199 of the Francis Quota League and 2.623 Acres, more or less, out of Abstract 199 of the Francis Quota League and a Manufactured Home, Serial #HL4502D, Title # 84549695, Brazos County, Texas (Volume 9479, Page 246 of the Deed Records, Brazos County, Texas), 6582 FM 974 Account #000000015890 Judgment Through Tax Year: 2017 | \$6,500.00 |
| 5 | 17-000656-CV-361 | The County of Brazos, Texas v Salomon Cisneros et al | Lots 4, 5 & Part of Lot 3, Block 4, Coulter's Eastside Addition AKA Lots 4 & 5 and the Southwest 1/2 of Lot 3, Block 4, Coulter's Eastside Addition to the City of Bryan, Brazos County, Texas (Volume 5164, Page 89 of the Deed Records, Brazos County, Texas), 1300 E 26th St. Account #000000024732 Judgment Through Tax Year: 2017 | \$13,300.00 |
| 6 | 17-001205-CV-272 | The County of Brazos, Texas v Ossie Mae Jones AKA Ossie M. Jones et al | 0.965 Acres, more or less, out of Abstract 168 of the Andrew McMahon Survey, Tract 4, Brazos County, Texas (Volume 234, Page 464 of the Deed Records and Volume 2589, Page 302 of the Deed of Trust Records, Brazos County, Texas), 3287 Burt Rd Account #000000015707 Judgment Through Tax Year: 2017 | \$15,450.00 |
| 7 | 17-001396-CV-272 | The County of Brazos, Texas v Cedric Mack et al | Lot 3 & the East 1/2 of Lot 2, Block 145, City of Bryan Townsite, Brazos County, Texas (Volume 534, Page 611 of the Deed Records, Brazos County, Texas), 304 W 21st St Account #000000022666 Judgment Through Tax Year: 2017 | \$3,650.00 |
| 8 | 17-001950-CV-85 | The County of Brazos, Texas v Marilyn C. Newton AKA Marilyn Newton et al | Part of Lot 5, Block 146, City of Bryan Townsite AKA the South 62.5' of Lot 5, Block 146, City of Bryan, Brazos County, Texas (Volume 5314, Page 227 of the Deed Records, Brazos County, Texas), 700 N Parker Ave Account #000000022681 Judgment Through Tax Year: 2017 | \$3,850.00 |
| 9 | 17-002754-CV-85 | The County of Brazos, Texas Panel Williams-Gould | Lot 5, Block A, Adams Addition to the City of Bryan, Brazos County, Texas (Volume 10243, Page 99 of the Deed Records, Brazos County, Texas), 1306 Saunders St. Account #000000016915 Judgment Through Tax Year: 2017 | TBA |
| 10 | 18-000072-CV-272 | The County of Brazos, Texas v John Michael Martin, Jr. | Lot 13, Block 24, Lynndale Acres, Phase 2, an addition to the City of Bryan, Brazos County, Texas (Volume 9182, page 212 of the Deed Records, Brazos County, Texas), 2908 Indiana Ave Account #000000032022 Judgment Through Tax Year: 2017 | \$8,650.00 |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u> | | | | |
| 11 | 14-002469-CV-272 | The County of Brazos, Texas v Lila Mae Andrews et al | Lot 6, Block 211, City of Bryan Townsite, Brazos County, Texas (Volume 89, Page 598 and Instrument 1344217 of the Deed Records, Brazos County, Texas), 408 North Randolph Avenue Account #000000023103 Bid in Trust 9/4/2018 Judgment Through Tax Year: 2017 | TBA |
| 12 | 16-000857-CV-361 | The County of Brazos, Texas v Billie Bob Hedges AKA Billie Bob Melton Hedges et al | Lot 6, Block 4, Dellwood Park, AKA Tract situated in the Zeno Phillips League, Adjoining Lot 6, Block 4 AKA 0.33 Acres in the Zeno Phillips League and a Manufacture Home, Serial #12511080, HUD# TEX02 72223, City of Bryan, Brazos County, Texas (Volume 1318, Page 138; Volume 1421, Page 236; Volume 2458, Page 86; Volume 10349, Page 96 and Instrument 1344218 of the Deed Records, Brazos County, Texas), 3008 First St Account #000000082823 Bid in Trust 9/4/2018 Judgment Through Tax Year: 2017 | TBA |