

**DELINQUENT TAX SALE
THE COUNTY OF BREWSTER, TEXAS
BREWSTER COUNTY, TEXAS
March 5, 2019 at 10:00 AM
Courthouse Steps**

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 a **cashier's check** payable to **MVBA, Trustee**. 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 Round Rock at (512) 323-3200.

PROPERTIES TO BE SOLD ON MARCH 5, 2019: AT 10:00 A.M. AT THE BREWSTER COUNTY COURTHOUSE

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID | PURCHASER AND PURCHASE AMOUNT: |
|-------|----------|---|--|------------|--------------------------------|
| 1 | TXB18176 | The County of Brewster, Texas v Graziano Gemetti | the North one-half of the Southeast quarter of Survey 238, Block G-4, HE&WT RR Original Grantee, being 80 Acres, more or less, AKA Tr: 353, Brewster County, Texas (Volume 194, Page 508, Deed Records, Brewster County, Texas), Account #25824 Judgment Through Tax Year: 2017 | \$2,000.00 | |
| 2 | TXB18176 | The County of Brewster, Texas v Graziano Gemetti | the Northeast Quarter of the Southwest quarter and the North one-half of the Southeast quarter of Section 161, Block G-4, HE&WT Ry Co Surveys, Brewster County, Texas AKA Terlingua Ranch Tract No. 0007. (Volume 157, Page 204, Official Public Records, Brewster County, Texas), Account #25085 Judgment Through Tax Year: 2017 | \$2,000.00 | |
| 3 | TXB18177 | The County of Brewster, Texas v Jeff Hinsley | Terramar Tract 2693 being 20.3 Acres of land out of Section 62, abstract 5709, Block G-12, GC&DR Ry Co. Survey, Brewster County, Texas (Volume 211, Page 6, Deed Records, Brewster County, Texas), Account #26945 Judgment Through Tax Year: 2017 | \$1,500.00 | |
| 4 | TXB18180 | The County of Brewster, Texas v Jim Craig | East half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section (Survey) 11, Block 15, GH & SA RR Original Grantee, being 20 Acres, more or less, aka Tract 2978, Brewster County, Texas (Volume 210, Page 422, Deed Records, Brewster County, Texas), Account #24285 Judgment Through Tax Year: 2017 | \$2,000.00 | |
| 5 | TXB18181 | The County of Brewster, Texas v Gary King | Terlingua Ranch Tract 2410 being the West Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 22, Block 15, GH & SA RR Original Grantee, Brewster County, Texas, being 20 Acres, more or less (Volume 261, Page 48, Official Public Records, Brewster County, Texas), Account #24573 Judgment Through Tax Year: 2017 | \$2,000.00 | |
| 6 | TXB18184 | The County of Brewster, Texas v Maria L. Veil | West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 30, Block G-12, GC & SF Rwy Co Survey, 20 Acres more or less, Brewster County, Texas (Volume 255, Page 831, Official Public Records, Brewster County, Texas), Account #33284 Judgment Through Tax Year: 2017 | \$1,500.00 | |
| 7 | TXB18184 | The County of Brewster, Texas v Maria L. Veil | West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 30, Block G-12, GC & SF Rwy Co Survey, 20 Acres more or less, Brewster County, Texas (Volume 255, Page 832, Official Public Records, Brewster County, Texas), Account #33285 Judgment Through Tax Year: 2017 | \$1,500.00 | |
| 8 | TXB18184 | The County of Brewster, Texas v Maria L. Veil | Southwest quarter (S.W. 1/4) of the Northeast Quarter (N.E 1/4) of the Southwest (S.W. 1/4) of Survey Two Thirty-Nine (239), 10.00 Acres aka Tract 24, Brewster County, Texas (a part of that in Volume 43, Page 492, Deed Records, Brewster County, Texas), Account #25845 Judgment Through Tax Year: 2017 | \$2,000.00 | |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID | PURCHASER AND PURCHASE AMOUNT: |
|-------|----------|--|---|------------|--------------------------------|
| 9 | TXB18184 | The County of Brewster, Texas v Maria L. Veil | North half (N/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) in Section (Survey) 9, Block G-5, GC & SF RR Original Grantee, Tract 2840, being 20 Acres, more or less, Brewster county, Texas (Volume 315, Page 202, Official Public Records, Brewster County, Texas), Account #26328 Judgment Through Tax Year: 2017 | \$1,200.00 | |
| 10 | TXB18184 | The County of Brewster, Texas v Maria L. Veil | East half (E/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) in Section (Survey) 9, Block G-5, GC&SF RR Original Grantee, Tract 2844, being 20 Acres, more or less, Brewster County, Texas (Volume 315, Page 202, Official Public Records, Brewster County, Texas), Account #26333 Judgment Through Tax Year: 2017 | \$1,200.00 | |
| 11 | TXB18186 | The County of Brewster, Texas v Richard C. Palmer | the East one-half of the Northeast quarter of the Northwest quarter of Section (Survey) 3, Block G-5, GC&SF RR Original Grantee being 20 Acres, more or less, Brewster County, Texas (Volume 227, Page 559, Deed Records, Brewster County, Texas), Account #26234 Judgment Through Tax Year: 2017 | \$1,400.00 | |
| 12 | TXB18186 | The County of Brewster, Texas v Richard C. Palmer | the Southwest quarter of the Southeast quarter, Section 17, Block G-12, GC&SF RR being 40 Acres, more or less, AKA Tr: 2508, Brewster County, Texas (Volume 187, Page 660, Deed Records, Brewster County, Texas), Account #26728 Judgment Through Tax Year: 2017 | \$1,800.00 | |
| 13 | TXB18186 | The County of Brewster, Texas v Richard C. Palmer | the South one-half of the Northeast quarter of the Northeast quarter of Survey 28, Block G-12, GC&SF RR Original Grantee, being 20 Acres, more or less, AKA Tr: 2239, Brewster County, Texas (Volume 269, Page 43, Official Public Records, Brewster County, Texas), Account #26869 Judgment Through Tax Year: 2017 | \$1,500.00 | |
| 14 | TXB18186 | The County of Brewster, Texas v Richard C. Palmer | Tr: 1724 being 5.03 Acres, more or less, being the West one-half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 58, Abstract 8140, Block G-4, D&W RR Co., original grantee, Brewster County, Texas (Volume 249, Page 761 and 763, Official Public Records, Brewster County, Texas), Account #24916 Judgment Through Tax Year: 2017 | \$1,000.00 | |
| 15 | TXB18186 | The County of Brewster, Texas v Richard C. Palmer | Beginning at a point on the East line of Survey #305, and South 1187 1/2 vrs from the Northeast corner of same. Thence West 950 vrs to corner; thence North 237 1/2 vrs to corner; thence East 950 vrs to the place of beginning, being out of the Southeast quarter of Survey #305, Abstract #1351, Block G#4, GC&SF RR, located in Brewster County, Texas containing 10 Acres, more or less (Volume 86, Page 231, Deed Records, Brewster County, Texas), Account #26192 Judgment Through Tax Year: 2017 | \$2,300.00 | |