

DELINQUENT TAX SALE - BROWN COUNTY APPRAISAL DISTRICT, BROWN COUNTY, TEXAS

March 3, 2026 at 10:00 AM

Brown County Courthouse Steps, 200 S Broadway St, Brownwood, Texas 76801

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction 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 Brown County Appraisal District**. 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 person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. The minimum bid amount includes taxes which were delinquent at the date of judgment. 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 Constable's Deed which is **WITHOUT WARRANTY**, express or implied. Title to property is **NOT** guaranteed. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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.

If you have any questions, you may contact our office in Brownwood at (325) 643-2560.

PROPERTIES TO BE SOLD ON MARCH 3, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-4972	Brown County Appraisal District v Dan Johnson	Lot 184, Shamrock Shores, Section T-1, Brown County, Texas and a Manufactured Home, Label #DLS0075191 (Volume 61, Page 823, Official Public Records, Brown County, Texas), 7132 Belfast Dr, Brownwood, Texas 76801-0060 Account #45456 Judgment Through Tax Year: 2022	\$3,360.00
2	T-6274	Brown County Appraisal District v Edward Lee Zurovec, et al	Lot 37, Block 10, Lamar Terrace Addition, Brown County, Texas (Volume 820, Page 354, Deed Records, Brown County, Texas), County Road 606, Brownwood, Texas Account #42762 Judgment Through Tax Year: 2024	\$3,826.60
3	T-6418	Brown County Appraisal District v Home Opportunity, LLC	Lots 25 and 26, Shamrock Shores Subdivision, Section A, Brown County, Texas and a Manufactured Home, Label #TXS0574571, Serial #5672648715 (Volume 1423, Page 79, Official Public Records, Brown County, Texas), 7802 Blamey Dr, Brownwood, Texas 76801 Account #43744 Judgment Through Tax Year: 2024	\$7,416.79
4	T-6494	Brown County Appraisal District v Armon D. Kelly, et al	Lots 486 and 487, Shamrock Shores Subdivision, Section A, Brown County, Texas (Volume 575, Page 176, Deed Records, Brown County, Texas), Shamrock Drive, Brownwood, Texas 76801 Account #44014 Judgment Through Tax Year: 2024	\$3,562.65
5	T-6524	Brown County Appraisal District v Delpha Wynett Williams, et al	Lots 52, 53 and 54, Fishermans Haven, Brown County, Texas (Volume 1612, Page 865, Real Property Records, Brown County, Texas), 8731 County Road 215, Brownwood, Texas 76801 Account #41052 Judgment Through Tax Year: 2024	\$6,828.26
6	T-6524	Brown County Appraisal District v Delpha Wynett Williams, et al	Lot 21, Fishermans Haven, Brown County, Texas (Volume 1517, Page 86, Real Property Records, Brown County, Texas), 8790 County Road 215, Brownwood, Texas Account #41029 Judgment Through Tax Year: 2024	\$2,335.46
7	T-6551	Brown County Appraisal District v Karen McCommas, et al	Lots 115 and 116, Thunderbird Bay Subdivision, Section II, Brown County, Texas (Volume 765, Page 781 and Volume 786, Page 597, Deed Records, Brown County, Texas), Thunderbird Dr, May, Texas 76857 Account #47409 Judgment Through Tax Year: 2024	\$4,240.80
8	T-6596	Brown County Appraisal District v San Juanita Maldonado Wright, et al	Lot 5, Block N, Parkcrest Addition First Extension, City of Brownwood, Brown County, Texas (Volume 995, Page 394, Real Property Records, Brown County, Texas), 2415 Elizabeth Dr, Brownwood, Texas 76801-5717 Account #55463 Judgment Through Tax Year: 2024	\$67,454.14
9	T-6614	WITHDRAWN		\$8,116.29
			Judgment Through Tax Year: 2024	
10	T-6614	WITHDRAWN		\$1,495.79
			Judgment Through Tax Year: 2024	
11	T-6622	Brown County Appraisal District v Helen Schat, et al	Part of Lot 1,2, and 3, Block 15, Ford Addition to the City of Brownwood, Brown County, Texas (Volume 635, Page 23, Deed Records of Brown County, Texas), 1007 3rd St, Brownwood, Texas 76801-3842 Account #53232 Judgment Through Tax Year: 2024	\$5,538.40
12	T-6638	Brown County Appraisal District v Charlie Trigg, et al	Lot 19, Block 3, Turner Addition, City of Brownwood, Brown County, Texas (Volume 547, Page 339, Tract 138, Deed Records of Brown County, Texas), 1601 Brady Avenue, Brownwood, Texas 76801 Account #57281 Judgment Through Tax Year: 2024	\$3,256.34

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	T-6643	Brown County Appraisal District v Eric Butler et al	Lot 329, King's Point Cove Unit 1, Brown County, Texas (Volume 64, Page 533 of the Official Public Records of Brown County, Texas), Seagull Drive, Brownwood, Texas 76801 Account # 20039313 Judgment Through Tax Year: 2024	\$3,865.67
14	T-6649	Brown County Appraisal District v Nicholas Barron, et al	Lot 492, King's Point Cove, Unit 1, Brown County, Texas (Volume 145, Page 318 recorded in the Official Public Records of Brown County, Texas), Sand Castle Dr, Brownwood, Texas 76801 Account # 20039476 Judgment Through Tax Year: 2024	\$3,412.81
15	T-6654	Brown County Appraisal District v Jerry Eugene King, et al	Lot 901 and 902, in Section B, Shamrock Shores, Brown County, Texas (Volume 532, Page 376 of the Deed Records of Brown County, Texas), Lough Ree Drive, Brownwood, Texas 76801 Account # 44630 Judgment Through Tax Year: 2024	\$2,627.05
16	T-6655	Brown County Appraisal District v Octavio Reyna III, et al	Lot 774, King's Point Cove, Unit 2, Brown County, Texas (Volume 132, Page 257, of the Official Public Records of Brown County, Texas), Feather Bay Drive, Brownwood, Texas 76801 Account # 20043615 Judgment Through Tax Year: 2024	\$4,236.69
17	T-6678	Brown County Appraisal District v Trey Barnes, et al	Lot 816, King's Point Cove Unit 2 Subdivision, Brown County, Texas (Instrument No. 1901802 of the Real Property Records, Brown County, Texas), Feather Bay Dr Account # 20043657 Judgment Through Tax Year: 2024	\$5,440.73
18	T-6680	Brown County Appraisal District v Jack Bolton, et al	Lot 19, Block 2 of the Shady Shore Addition to the City of Brownwood, Brown County, Texas (Volume 160, Page 162 of the Real Property Records, Brown County, Texas), 7940 County Road 551, Brownwood, Texas 76801-0648 Account # 43614 Judgment Through Tax Year: 2024	\$7,566.51
19	T-6681	Brown County Appraisal District v Carl Brashear, et al	Lot 916, Section 1 in Harbor Point Subdivision, Brown County, Texas (Volume 1479, Page 372 of the Real Property Records, Brown County, Texas), Cutter Cir, May, Texas 76857 Account # 41641 Judgment Through Tax Year: 2024	\$2,439.77
20	T-6681	Brown County Appraisal District v Carl Brashear, et al	Lots 927, 928, and 929, Section 1 in Harbor Point Subdivision, Brown County, Texas (Volume 1483, Page 840 of the Real Property Records, Brown County, Texas), Cutter Cir, May, Texas 76857 Account # 41650 Judgment Through Tax Year: 2024	\$6,691.14
21	T-6681	Brown County Appraisal District v Carl Brashear, et al	Lot 942, Section 1 in Harbor Point Subdivision, Brown County, Texas (Volume 1493, Page 243 of the Real Property Records, Brown County, Texas), Cutter Cir, May, Texas 76857 Account # 41662 Judgment Through Tax Year: 2024	\$1,350.05
22	T-6686	Brown County Appraisal District v Bernardo Bustos Martinez, et al	Lot 772 of the King's Point Cove Unit 2 Subdivision, Brown County, Texas (Instrument No. 1801841 of the Real Property Records, Brown County, Texas), Feather Bay Dr, Brownwood, Texas 76801 Account # 20043613 Judgment Through Tax Year: 2024	\$5,645.11
23	T-6688	Brown County Appraisal District v Wanda Joyce Rutherford	Lot 597 in Section B of Shamrock Shores, Brown County, Texas (Volume 1026, Page 119 of the Real Property Records, Brown County, Texas), Waterford Dr, Brownwood, Texas 76801 Account # 44443 Judgment Through Tax Year: 2024	\$1,831.53
24	T-6743	Brown County Appraisal District v Leon F. Davidson, et al	Lot 83, Section B, Shamrock Shores Subdivision, Brown County, Texas (Platt records, Volume 2, Page 273 - Shamrock Shores Plat B - recorded in the Platt Records of Brown County, Texas), Clifden Dr, Brownwood, Texas 76801 Account # 44122 Judgment Through Tax Year: 2024	\$2,230.55
25	T-6667	Brown County Appraisal District v Arturo G Contreras, et al	Lot 984, King's Point Cove Unit 3, Brown County, Texas (Volume 176, Page 502 of the Official Public Records of Brown County, Texas), Lake Breeze Drive, Brownwood, Texas 76801, Account # 20046162	\$4,541.09

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RESALES				
<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>				
26	T-6042	Brown County Appraisal District v Lugardo Covarrubias, et al	Lot 11 and the Southeast half of Lot 12, Block 13, Ford Addition, City of Brownwood, Brown County, Texas (Volume 1035, Page 392, Real Property Records, Brown County, Texas), 1515 Avenue A, Brownwood, Texas Account # 53220 Bid in Trust 6/3/2025 Judgment Through Tax Year: 2024	\$4,990.00
27	T-6248	Brown County Appraisal District v Issac E. Yanez, et al	Lot 1132, King's Point Cove Subdivision, Unit 3, Brown County, Texas (Instrument #1807805, Official Public Records, Brown County, Texas), High Point Dr, Brownwood, Texas 76801 Account # 20046310 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024	\$3,812.00
28	T-6254	Brown County Appraisal District v David Flores, et al	Lot 89, Crown Point Subdivision, Brown County, Texas (Volume 1780, Page 250, Real Property Records, Brown County, Texas), Cheryl St, Brownwood, Texas Account # 20015435 Bid in Trust 12/2/2025 Judgment Through Tax Year: 2024	\$3,715.00
29	T-6316	Brown County Appraisal District v Christopher Hill, et al	Lot 229, King's Point Cove Subdivision, Unit 1, Brown County, Texas (Instrument #1805660, Official Public Records, Brown County, Texas), Second Wind Dr, Brownwood, Texas Account # 20039213 Bid in Trust 12/2/2025 Judgment Through Tax Year: 2024	\$4,765.00
30	T-6372	Brown County Appraisal District v James A. Garcia, et al	Lot 132, Crown Point Subdivision, Brown County, Texas (Volume 1786, Page 152, Real Property Records, Brown County, Texas), Amy Drive, Brownwood, Texas 76801 Account # 20015478 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024	\$2,530.00
31	T-6405	Brown County Appraisal District v Clifford Millette, et al	Lot 141, Crown Point Subdivision, Brown County, Texas (Volume 6, Page 53, Real Property Records, Brown County, Texas), Amy Dr, Brownwood, Texas Account # 20015487 Bid in Trust 12/2/2025 Judgment Through Tax Year: 2024	\$3,070.00
32	T-6406	Brown County Appraisal District v Mark Tutt, et al	Lot 4, Crown Point Subdivision, Brown County, Texas (Volume 1757, Page 503, Real Property Records, Brown County, Texas), Amy Drive, Brownwood, Texas 76801 Account # 20015107 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024	\$2,215.00
33	T-6423	Brown County Appraisal District v Developer Finance Corporation	Lot 154, Crown Point Subdivision, Brown County, Texas (Instrument #1705834, Official Public Records, Brown County, Texas), Amy Drive, Brownwood, Texas Account # 20015500 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024	\$1,677.00
34	T-6436	Brown County Appraisal District v Russell Reynolds, et al	Lots 419 and 420, King's Point Cove Subdivision, Unit 1, Brown County, Texas (Volume 178, Page 667, Official Public Records, Brown County, Texas), South Beacon Ln, Brownwood, Texas Account # 20039403 Bid in Trust 12/2/2025 Judgment Through Tax Year: 2024	\$5,070.00
35	T-6642	Brown County Appraisal District v Leslie Roquemore et al	Lot 415, King's Point Cove Unit 1, Brown County, Texas (Instrument #2006136 of the Official Public Records of Brown County, Texas), S Beacon Lane, Brownwood, Texas 76801 Account # 20039399 Bid in Trust 12/2/2025 Judgment Through Tax Year: 2024	\$2,920.00
36	T-6466	Brown County Appraisal District v Jack Wilson, Jr., et al	Lot 575, Oak Point Subdivision, Brown County, Texas (Volume 4, Pages 289-296, Plat Records, Brown County, Texas), South Lake Drive, May, Texas 76857 Account # 75841 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024	\$2,230.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
37	T-6512	Brown County Appraisal District et al v Kyle Wynn et al	Lot 685, King's Point Cove Unit 2, Brown County, Texas (Instrument #2000391, Official Public Records, Brown County, Texas), Downhaul Way, Brownwood, Texas 76801 Account # 20043526 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024	\$3,090.00
38	T-6558	Brown County Appraisal District v David Salinas et al	Lot 365, King's Point Cove Subdivision, Unit 1, Brown County, Texas (Instrument #1700916, Official Public Records, Brown County, Texas), Feather Bay Dr, Brownwood, Texas 76801 Account # 20039349 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024	\$2,616.00