

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

**April 2, 2019 at 10:00 A.M.
Courthouse Steps, Brownwood, 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 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.
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 Constable'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.
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.
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 the McCreary Law Firm in Brownwood at (325) 643-2560 or on our website at www.mvbalaw.com.

PROPERTIES TO BE SOLD ON APRIL 2, 2019:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	T-4360	Brown CAD v Maxine Valentine	52.50 ft x 120.00 ft, Outlot 311 (V1173/P911) 912 Victoria, Brownwood # 58801	\$790.00
2	T-4648	Brown CAD v Vince A Espitia	Lot 590, Oak Point Phase 2 (V1408/P689) S Lakeside Dr, May # 75859	\$1,550.00
3	T-4670	Brown CAD v Richard Thomas	84 ft x 157.5 ft Lot, Block 1, Wordwood Addn (V1675/P558) 602 Wood Ave, Brownwood # 58316	\$13,984.59
4			84 ft x 157.5 ft Lot, Block 1, Wordwood Addn (V1675/P558) 600 Wood Ave, Brownwood # 58315	\$2,500.00
5	T-4712	Brown CAD v Lisa Marie Ferguson	Lots 322 & 323, Oak Point Subd, Phase 1 (V1320/P515 OPR) N Lakeside Cr, May # 73230 & # 73231	\$1,760.00
6	T-4735	Brown CAD v Mary White	Lot 1427, Oak Point Subd, Phase III (V1457/P894 OPR) Lake Front Ln, May # 79858	\$880.00
7	T-4869	Brown CAD v Leonel Rivera Mejia	Part of Lot 5, Block 16, Grandview Addn (V1250/P748) 2313 Avenue B # 53591	\$1,000.00
8	T-4884	Brown CAD v Kenneth Monroe Kellems	Lot 13, Block 2, Ford Addn (V1301/P903 OPR) 1315 Avenue B, Brownwood # 53072	\$1,000.00
9	T-4912	Brown CAD v Hershel R Griffith	Lot 110, Harbor Point, Sect II (V972/P307) Bounding Main Dr, May # 41775	\$1,330.00
10	T-4972	Brown CAD v Dan Johnson	Lots 184 & 136, Shamrock Shores, Sect T-1 & D (V61/P823 OPR) 7132 Belfast Dr #45456 & 7133 Verde Dr, Brownwood # 45036	\$3,744.46
11	T-5155	Brown CAD v William Milton Mercer	Part of Lot 10, Block 2, Connell Addn (V329/P473 S/E V324/P524) 1712 Comanche St, Brownwood # 52618	\$740.00
12	T-5203	Brown CAD v Charles William Trigg	Outlot 316 (V1211/P561 OPR) W Lipscomb St, Brownwood # 58815 & # 20004309	\$950.00
13			SW half of Lots 9, 10, 11 & 12, Block 13, Industrial First Addn (V1214/P820 & V1374/P594 OPR) Buford St, Brownwood # 54268	\$1,203.27
14			Lots 1 & 2, Block 3, Bluff View Estates Addn (V1164/P 57 & 60) LaVista Dr, Brownwood # 50380	\$1,382.78
15			Lots 8, 9, 10 & 11, Block 2, Bluff View Estates 5th Addn (V1164/Ps 57 & 60) Bluff View Dr, Brownwood # 50557 , # 50558 , # 50559 , # 50560	\$3,657.24
16			Lot 3, Block 3, Industrial First Addn (V1164/Ps 57 & 60) Gifford St, Brownwood # 54208	\$750.00
17			Lots 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19 & 20, Block 6, Industrial First Addn (V1164/Ps 57 & 60) Penn & Neumann Sts, Brownwood # 54222 & # 54225	\$5,763.67
18			Lot 10, Block 7, Industrial First Addn (V1164/Ps 57 & 60) Penn St, Brownwood # 54232	\$750.00
19			North 1/2 Lots 6 & 7, Block 8, Industrial First Addn (V1164/Ps 57 & 60) Neumann St, Brownwood # 54239	\$1,203.27
20			South 1/2 Lots 5 & 6 & NE 1/2 Lot 9, Block 14, Industrial First Addn (V1164/Ps 57 & 60) Bufford St # 54274 & Buske St, Brownwood # 54276	\$1,049.65
21			Lot 8, Block 19, Industrial First Addn (V1164/Ps 57 & 60) Crump St, Brownwood # 54291	\$380.00
22			Outlot 282 (V1164/Ps 57 & 60) Booker St, Brownwood # 58741	\$360.00
23			1.09 Acres, more or less, A-537, William H Irions Surv #52 (V1164/Ps 57 & 60) LaVista Dr, Brownwood # 25671	\$3,518.98
24			0.21 Acre, more or less, A-537, William H Irions Surv (V1164/Ps 57 & 60) Bluffview Dr, Brownwood # 25673	\$880.00
25	T-5249	Brown CAD v Dora Elia Hernandez	SE 1/3 of Lots 16, 17 & 18, Block 4, Valley View Addn (V240/P494) 607 Bond St, Brownwood # 57387	\$3,368.98
26	T-5271	Brown CAD v Bettie Nan Beeman	Part of Lots 1 & 15, GW Clay's Subd & Manufactured Home, Kingswood, L#DLS0031759 (V1752/P896) 1306A Early Blvd, Early # 48794	\$5,370.93

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
27	T-5278	Brown CAD v Sackie R Brito	Lot 607, Oak Point Subd, Phase 2 (V1405/P497 OPR) S Lakeside Dr, May # 75876	\$880.00
28	T-5300	Brown CAD v TB Hood	0.76 Acre, more or less, A-989, TD Wright Surv #64 (V105/P435, V119/P80 & V249/P3) CR 476, May # 32438	\$3,170.00
29	T-5334	Brown CAD v Teresa Hulan	Lots 152 & 153, Thunderbird Bay Subd, Sect II & Manufactured Home, L#BEC0037663 (V85/P211) 4191 Tamarack Dr, May # 47435	\$2,418.28
30	T-5365	Brown CAD v Dennis G Lilley	Lot 6, Block 23, OT Bangs (V1105/P830) 205 S First St, Bangs # 48308	\$4,552.64
31	T-5414	Brown CAD v Patsy Geraldine Coffee	Part of Lots 11 & 12, Block 29, Ford Addn (V840/Ps 899 & 901) 1711 Avenue E, Brownwood # 53381	\$980.00
32	T-5439	Brown CAD v JT Sparks	Lot 7, Block B, TE Smith's Addn (V345/P484) 811 Sharp St, Brownwood # 56243	\$900.00
33	T-5454	Brown CAD v Manuel R Perez	Lots 614, 615 & 630, Tamarack Mountain Subd, Sect II (V809/P811) Cypress & Pecan Dr, May # 46836 , # 46837 , # 46846	\$1,710.00
34	T-5458	Brown CAD v George Clark Buckley	0.673 Acre, more or less, A-59, Samuel Bangs Surv #108 (V3/P244 & V68/P894 OPR) 1103 W Hall St, Bangs # 12605	\$13,100.23
35	T-5466	Brown CAD v Mark Vasquez	Lot 713, King's Point Cove Subd, Unit 2 (V145/P93 OPR) Safe Harbor Dr, Brownwood # 20043554	\$4,291.61
36	T-5467	Brown CAD v Rodrigo N Grado	Lot 939, King's Point Cove Subd, Unit 2 (V161/P552 OPR) Safe Harbor Dr, Brownwood # 20043770	\$4,516.29
37	T-5485	Brown CAD v Ronnie Hofer	Lot 142, Crown Point Subd (V1773/P564) Amy Dr, Brownwood # 20015488	\$4,347.21
38	T-5493	Brown CAD v Joe J Sotelo	Lot 4, Block 19, Hillcrest Addn (V1713/P796) 2806 Avenue B, Brownwood # 54001	\$4,561.56
39	T-5495	Brown CAD v James E Pilcher	Lot 929, Oak Point Subd, Phase 2 (V1409/P891) Oak Point Dr, May # 76213	\$1,030.00
40	T-5496	Brown CAD v CW Mayfield	Lots 50 & 51, Block 2, Lamar Terrace Addn (V858/Ps 887 & 889) 8008 CR 606, Brownwood # 42574	\$2,974.38
41	T-5516	Brown CAD v Jerrold D Wilkins	Part of Lots 1 & 2, Block 26, Cleveland Addn (#1701856 OPR) 1305 Durham Ave, Brownwood # 51716	\$29,917.93

RESALES

**THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE
PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:**

42	T-4352	Brown CAD v Morris M Rhea aka Morris Melton Rhea	Lot 550, Thunderbird Bay Sect II (V913/P807) Cheyenne Dr, May # 47689 (Bid in Trust 8/7/2018)	\$825.00
43	T-4442	Brown CAD v Tony Edwin Jones	SW 1/2 Lots 1 & 2, Block 12, Industrial Addn (V978/P386 OPR) 1221 Brewster St, Brownwood # 54256 (Bid in Trust 4/5/2016)	\$900.00
44	T-4887	Brown CAD v Edith Madera	Part of Lot 1, Block 34, Coggin Addn (V1545/P331) 1606 Ave K, Brownwood # 52463 (Bid in Trust 8/7/2018)	\$600.00
45	T-4903	Brown CAD v William T Ousley	Lot 150, Crown Point Subd (V1773/P573, OPR) Amy Dr, Brownwood # 20015496 (Bid in Trust 2/6/2018)	\$1,400.00
46	T-4954	Brown CAD v Letisha Jeannine McEnery	Lots 39 & 40, Oak Ridge Phase 3 (V1710/P739) Oak Ridge Place, Brownwood # 20006052 & # 20006053 (Bid in Trust 8/7/2018)	\$3,000.00
47	T-4955	Brown CAD v Mary Kathryn Carlisle	Lots 7 & 8, Block 17, Hillcrest Addn (V1473/P276 & V1641/P878) 2807 Ave E, Brownwood # 53984 & # 20019121 (Bid in Trust 8/7/2018)	\$2,000.00
48	T-4980	Brown CAD v Virgie Mathie Prince	1.00 Ac, more or less, A-775, John Robinett Surv (V265/P350 S&E V616/P133) E Hall St, Bangs # 28779 (Bid in Trust 4/4/2017)	\$750.00
49	T-5055	Brown CAD v Jewell L Newman	Lot 20, Block 21, Brownwood Hts Addn (V778/P632 OPR) 714 Oak St, Brownwood # 51194	\$1,800.00
50	T-5064	Brown CAD v Pfirman Corporation	Part of Lot 12, Block 2, Turner Addn (V1275/P398 OPR) 600 5th St, Brownwood # 57274 (Bid in Trust 2/6/2018)	\$280.00
51	T-5089	Brown CAD v Daniel Lee Tillery	part (50' x 100' x 50' x 42.5') of Lot 4, Block 19, Coggin Addn (V25/P870 OPR) 1704 2nd St, Brownwood # 52301 (Bid in Trust 10/3/2017)	\$225.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
52	T-5312	Brown CAD v Daisy Williams	Lot 7, Block 5, Valley View Addn (V585/P430) 1517 Borden St, Brownwood # 57394 (Bid in Trust 10/2/2018)	\$400.00
53	T-5347	Brown CAD v Casie K Rodriguez	Lot 4, Block I, Parkcrest Addn (V49/P134) 1906 Southside Drive, Brownwood # 20045037 & # 55421 (Bid in Trust 8/7/2018)	\$975.00
54	T-5358	Brown CAD v Aaron C White	Lot 46, Oak Ridge, Phase III (V1733/P934) Oak Ridge Loop, Brownwood # 20006059 (Bid in Trust 8/7/2018)	\$1,500.00
55	T-5372	Brown CAD v Dianna L Eddings	Lots 53 & 54, Tamarack Mountain Subd, Sect I (V1673/P268 & V1673/P268) 54 Brook Valley Dr, May # 45991 & # 45990 (Bid in Trust 10/2/2018)	\$2,767.00
56	T-5403	Brown CAD v Virginia Lewis	56 ft x 139 ft, Outlot 106 (V1445/P45) 1605 Hawkins St, Brownwood # 58445 (Bid in Trust 10/2/2018)	\$620.00
57	T-5459	Brown CAD v Richard D Dempsey	Lot 206, Crown Pt Subd (V112/P208) Carie Dr, Brownwood # 20015552 (Bid in Trust 2/5/2019)	\$2,700.00