

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

**April 2, 2019 at 10:00 a.m.
McCulloch County Courthouse, 199 West Main, Brady, 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 McCulloch County District Clerk. 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 Brady at (325) 597-1412.

PROPERTIES TO BE SOLD ON APRIL 2, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	2014092	McCulloch County Appraisal District v Johnny Servantez	all of Lot 7 and 8, Block 4, Original Townsite of the Town of Melvin, McCulloch County, Texas (Vol. 262, Page 772, Official Public Records) Account #24115 Judgment Through Tax Year: 2013 APPROXIMATE ADDRESS: 101 E MESQUITE, MELVIN, TX	\$700.00
2	2015005	McCulloch County Appraisal District v Mary Helen Robles Cecelones et al	all of Lots 5 and 6, Block 11, of the Jones Addition, City of Brady, McCulloch County, Texas (Vol. 213, Page 802, Deed Records), Account #22035 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1409 S. BLACKBURN	\$7,256.00
3	2015128	McCulloch County Appraisal District v Roy Smith	42' X 76' Palm Harbor Manufactured Home; SCWD76F8, Label #PFS1056821, PFS1056822, PFS1056823, Serial #PH0520200AAC, PH0520200BAC, PH0520200CAC, located in McCulloch County, Texas, Account #36043 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 2798 N. COUNTY RD 128	\$2,679.00
4	2015133	McCulloch County Appraisal District v Kevin Reeves et al	being all of Lot 4, Block 12, Malmstrom, City of Melvin, McCulloch County, Texas (Vol. 415, Page 686, Official Public Records) Account #24265 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 407 S WHITE, MELVIN, TX	\$3,676.00
5	2015190	McCulloch County Appraisal District v Kody McMullin et al	the Northeast 1/4 of Block 143, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 373, Page 636, Official Public Records) Account #22766 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 700 S. CYPRESS	\$1,861.00
6	2015191	McCulloch County Appraisal District v Salome De La Cruz et al	.6428 acres, more or less, out of Block #122 of the Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 322, Page 459, Official Public Records), Account #22686 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 706 W. 5TH	\$1,455.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	2015138	McCulloch County Appraisal District v Rozella Carroll et al	<p>Lots 1 and 2, Block 2, Rutherford & Trigg Addition, City of Brady, McCulloch County, Texas (vol. 227 Page 216 Deed Record), Account #23317 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 1701 BRADLEY</p>	\$5,360.00
8	2016146	McCulloch County Appraisal District v Manuela Olivarez et al	<p>50' East and West by 100' North and South of the Southeast corner of Block 42, Luhr Addition, City of Brady, McCulloch County, Texas and a 50' x 50' of the Northeast corner of Block 42, Luhr Addition, City of Brady, McCulloch County, Texas (Vol 324, Page 54 Official Public Records), Account #22346 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 606 S HACKBERRY</p>	\$1,602.00
9	2016157	McCulloch County Appraisal District v Lynn Currie et al	<p>all of Lots 1, 2, 3 and 4, in Block 10, Martin Heights Addition, City of Brady, McCulloch County, Texas (Vol. 200, Page 903, Deed Records) Account #22968 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 406 BALLOU</p>	\$621.00
10	2016157	McCulloch County Appraisal District v Lynn Currie et al	<p>being 100' x 100', the East 1/2 of the South 1/2 of Block 137, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 206, Page 626, Deed Records) Account #22751 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 606 S. PINIE</p>	\$861.00
11	2016171	McCulloch County Appraisal District v Roman Lukas Garcia et al	<p>being out of the Northwest corner of Block 153, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 435, Page 889, Official Public Records), Account #22808 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 803 S. CHURCH</p>	\$1,852.00
12	2017107	McCulloch County Appraisal District v James Michael Miller et al	<p>being 0.34 acres, more or less, Lot 4, Block 18, Malstrom Addition, City of Melvin, McCulloch County, Texas (Vol. 355, Page 215, Official Public Records), Account #24287 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: MELVIN, TX</p>	\$810.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	2017138	McCulloch County Appraisal District v Francisco Garza, Jr. et al	100' East and West by 75' North and South out of the Southwest corner of Block 89, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 387, Page 376, Official Public Records) Account #22564 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 401 E. 11TH	\$1,229.00
14	2017141	McCulloch County Appraisal District v John Hurta	0.172 acres, more or less, being a tract or parcel of land 75.00 feet North and South by 100.00 feet East and West and situated in the Northeast corner of Block 156, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 403, Page 677, Official Public Records), Account #22819 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 800 S. COLLEGE	\$1,782.00
15	2017200	McCulloch County Appraisal District v Lawrence L Walmer et al	0.17 acre, more or less, being the North 72.75' of a 100.5' x 135' tract out of the Northwest corner of Block 153, Luhr Addition to the City of Brady, McCulloch County, Texas (Vol. 269, Page 709, Official Public Records), Account #22803 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 801 S. CHURCH	\$2,746.00
16	2018009	McCulloch County Appraisal District v Ronnie Beckett	0.31 acre, more or less, Lots 11 and 12, Block 14, Jones Addition, City of Brady, McCulloch County, Texas (Vol. 357, Page 796, Official Public Records), Account #22055 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1403 S. COLLEGE	\$1,446.00
17	2018011	McCulloch County Appraisal District v Larry Sellers et al	being a 0.14 acre, more or less, the West 60' of the North 1/2 of Block 135, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 351, Page 466, Official Public Records), Account #22740 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 307 W. 5TH	\$2,778.00
18	2018030	McCulloch County Appraisal District v Julian Duque	0.28 acres, more or less, being all of Lot 3, Block 12, Malmstrom Addition, City of Melvin, McCulloch County, Texas (Vol. 390, Page 150, Official Public Records) Account #24264 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 405 S. WHITE, MELVIN, TX	\$854.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
19	2018034	McCulloch County Appraisal District v Stephanie Ledezma	0.23 acres, more or less, the Southwest 1/4 of Block 75, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 443, Page 410, Official Public Records), Account #22490 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 501 E. 10TH	\$2,406.00
20	2018035	McCulloch County Appraisal District v Ruben Garcia et al	50' x 100', the West 50' of Lot 4, Block 1, White Addition, City of Brady, McCulloch County, Texas (Vol. 416, Page 440, Official Public Records), Account #23959 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 504 E. 11TH	\$2,636.00
21	2018035	McCulloch County Appraisal District v Ruben Garcia et al	the Southwest 1/4 of Block 134, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 429, Page 405, Official Public Records), Account #22738 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 206 W. 6TH	\$2,879.00
22	2018078	McCulloch County Appraisal District v Ruth Orosco	all of Lots 23 and 24, Block B of the Town of Doole, McCulloch County, Texas (Vol. 288, Page 191, Official Public Records), Account #24089 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 6672 FM 503, DOOLE, TX	\$1,337.00
23	2018116	McCulloch County Appraisal District v Lyndsey Keller Lacoe	Lot 6, the East 9'2" of Lot 7, and the West 1/2 of Lot 5, Block 10, Stanburn Addition, City of Brady, McCulloch County, Texas (Vol. 405, Page 884, Official Public Records), Account #23829 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 601 BURNS	\$2,525.00