

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

**May 1, 2018 at 10:00 a.m.
Terry County Courthouse, 500 W. Main, Brownfield, 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 Terry County Sheriff Department. 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 Jessie Nixon at our office in Lubbock at (806) 281-0775.

PROPERTIES TO BE SOLD ON MAY 1, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	20663	Terry County Appraisal District v Erma Lee Harrell	a 69' x 283' tract of land, more or less, out of the W.E. Bridges 100 acre tract, City of Brownfield, Terry County, Texas (Vol. 419, Page 593, Deed Records) Account #R3428 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1308 N. 6TH	\$350.00
2	20656	Terry County Appraisal District v Elizabeth Rodriguez et al	Lot 1, Block 7, Oak Grove Addition, City of Brownfield, Terry County, Texas (Vol. 779, Page 27, Official Public Records) Account #R17727 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1310 CACTUS LANE	\$2,500.00
3	20676	Terry County Appraisal District v Dorothy Edwards AKA Dorothy Dell Edwards et al	RAMSEY 85063532 QUANTUM RESOUR/CORRIGAN, EAST (FUSSELMAN AB 295 BLK M SEC 1 /TT RR SUR .000846 R, TERRY COUNTY, TEXAS Account #N9401385/N9702250 Judgment Through Tax Year: 2017	\$2,408.00
4	20676	Terry County Appraisal District v Dorothy Edwards AKA Dorothy Dell Edwards et al	MYATT (LOWER) 85063936 QUANTUM RESOUR/CORRIGAN, EAST (FUSSELMAN BLK M SEC 1 /TT&RR SUR .000846 R, TERRY COUNTY, TEXAS Account #N9601464 Judgment Through Tax Year: 2017	\$298.00
5	20676	Terry County Appraisal District v Dorothy Edwards AKA Dorothy Dell Edwards et al	RAMSEY 85063532 BREITBURN OPER/CORRIGAN, EAST (FUSSELMAN AB 295 BLK M SEC 1 /TT RR SUR .000423 R, TERRY COUNTY, TEXAS Account #N0700464/N0900352 Judgment Through Tax Year: 2017	\$1,204.00
6	20676	Terry County Appraisal District v Dorothy Edwards AKA Dorothy Dell Edwards et al	MYATT (LOWER) 85063936 BREITBURN OPER/CORRIGAN, EAST (FUSSEL BLK M SEC 1 /TT&RR SUR .000423 R, TERRY COUNTY, TEXAS Account #N0700512 Judgment Through Tax Year: 2017	\$149.00
7	20676	Terry County Appraisal District v Dorothy Edwards AKA Dorothy Dell Edwards et al	RAMSEY 85067660 QUANTUM RESOUR/CORRIGAN, E. (PENN REE AB 295 BLK M SEC 1 /TT RR (E2 SW4) SU .000423 R Account #N0900353/N0700465 Judgment Through Tax Year: 2017	\$1,204.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	20676	Terry County Appraisal District v Dorothy Edwards AKA Dorothy Dell Edwards et al	MYATT (LOWER) 85063936-000 BREITBURN OPER/CORRIGAN, EAST (FUSSELMAN BLK M SEC 1 /TT&RR SUR 0.000423 R 245375 Account #N0700513 Judgment Through Tax Year: 2017	\$149.00
9	20527	Terry County Appraisal District v Santos Castilleja et al	Lot 7, Block 13, Original Townsite of the Town of Brownfield, Terry County, Texas (Vol. 378, Page 879, Deed Records) Account #R1778 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: W. HILL	\$650.00
10	20527	Terry County Appraisal District v Santos Castilleja et al	a 7.5 acre tract, more or less, being part of Section 102, Block T, D&W Ry Co. Survey, City of Brownfield, Terry County, Texas (Vol. 728, Page 65, Official Public Records) Account #R5789 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1204 S. BALLARD	\$2,300.00
11	20562	Terry County Appraisal District v Eusibio Ruiz, Jr. et al	Lot 9, Block 6, North Addition, City of Meadow, Terry County, Texas and a Manufactured Home, Label #DLS0069439, Serial #VB2105, (Vol. 843, Page 154, Official Public Records) Account #R4287/M2596 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 505 3RD ST	\$2,000.00
12	20695	Terry County Appraisal District v Jorge Alberto Ramirez et al	Lots 10, 11, and 12, Block 3, W.A. Bell Subdivision, City of Brownfield, Terry County, Texas (Vol. 891, Page 792, Official Public Records) Account #R14538 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 203 E. CARDWELL	\$3,300.00
13	20696	Terry County Appraisal District v Jesus B. Perez et al	Lots 5 and 6, Block 23, Original Townsite of the Town of Brownfield, Terry County, Texas (Vol. 854, Page 528, Official Public Records) Account #R25667 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 113 N. 5TH	\$3,200.00
14	20702	Terry County Appraisal District v Terri Denise Herring	the North 78' of the North 230' of the East 140', Block 10, North Addition, City of Meadow, Terry County, Texas (Vol. 742, Page 243, Official Public Records) Account #R1109 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 402 5TH ST	\$4,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	20756	Terry County Appraisal District v Janie Rainwater	a Manufactured Home, 28' x 44', Label #TEX0188429, TEX0188428, Serial #N180883A, N180883B, Terry County, Texas Account #M39381 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 712 N. 3RD	\$8,000.00
16	20610	Terry County Appraisal District v Christopher S. Elkins	all of Lot 5, and the West 10' of Lot 6, Block 2, Shady Oaks Addition, City of Brownfield, Terry County, Texas (Vol. 864, Page 280, Official Public Records) Account #R13075 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 1603 E. HESTER	\$7,000.00