

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

**May 5, 2020 at 10:00 a.m.  
McCulloch County Courthouse, 199 West Main, Brady, Tx**

**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 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. The minimum bid amount includes taxes which were delinquent at the date of judgment and 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 MAY 5, 2020:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	<b>2017133</b>	McCulloch County Appraisal District v Erbey Valdez et al	the Northeast 1/4 of Block 104, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 199, Page 221, Deed Records) <b>Account #22630</b> Judgment Through Tax Year: 2018  APPROXIMATE ADDRESS: 501 W. 2ND	\$22,393.00
2	<b>2018120</b>	McCulloch County Appraisal District v Derrick Young et al	0.32 acres, more or less, Lots #9 and 10, Block #2, Rutherford - Trigg Addition to the City of Brady, McCulloch County, Texas (Vol. 277, Page 872, Official Public Records) <b>Account #23322</b> Judgment Through Tax Year: 2018  APPROXIMATE ADDRESS: 1706 S. PECAN	\$6,545.00
3	<b>2018171</b>	McCulloch County Appraisal District v Lynne Campbell Krout et al	Lots 1 - 12 inclusive, Block 7, Jones Addition to the City of Brady, McCulloch County, Texas (Vol. 201, Page 494, Deed Records) <b>Account #22015/22014</b> Judgment Through Tax Year: 2018  APPROXIMATE ADDRESS: 1305 S. COLLEGE AND 1304 S. HIGH	\$7,907.00
4	<b>2019022</b>	McCulloch County Appraisal District v Maria Starks	being the Northeast 1/4 of Block 30, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 362, Page 821, Official Public Records) <b>Account #22298</b> Judgment Through Tax Year: 2018  APPROXIMATE ADDRESS: 500 S. PLUM	\$1,860.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
5	<b>2019054</b>	McCulloch County Appraisal District v Elmer Nelson et al	all of Lots 7 and 8, Block 71, Crothers Addition, City of Brady, McCulloch County, Texas (Vol. 133, Page 150, Deed Records) <b>Account #20987/20988</b> Judgment Through Tax Year: 2018  APPROXIMATE ADDRESS: <i>1901 &amp; 1903 N. GRANT</i>	\$2,621.00
6	<b>2019078</b>	McCulloch County Appraisal District v Linda Russell et al	1.5 acres, more or less, out of and a part of J.G.C. Doebner Survey #1700, out of Abstract 220, McCulloch County, Texas (Vol. 178, Page 229, Deed Records, save and except Vol. 344, Page 956, Official Public Records) <b>Account #25359</b> Judgment Through Tax Year: 2018  APPROXIMATE ADDRESS: <i>6457 FM 503, DOOLE</i>	\$2,456.00
7	<b>2019078</b>	McCulloch County Appraisal District v Linda Russell et al	being 0.462 acres, more or less, out of the J. Doebner Survey #1700, out of Abstract 220, McCulloch County, Texas (Vol. 427, Page 391, Official Public Records) <b>Account #25358</b> Judgment Through Tax Year: 2018  APPROXIMATE ADDRESS: <i>6473 FM 503, DOOLE</i>	\$1,848.00
8	<b>2019189</b>	McCulloch County Appraisal District v Old Dodge Crossing, LLC	being Lot 1, Block 3, Rutherford-Trigg Addition, City of Brady, McCulloch County, Texas (Vol. 413, Page 213, Official Public Records) <b>Account #23324</b> Judgment Through Tax Year: 2018  APPROXIMATE ADDRESS: 1801 BRADLEY	\$2,659.00