

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

May 7, 2024 at 10:00 AM
at the Courthouse Steps

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 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. 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. 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. 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 the McCreary Law Firm in Brownwood at (325) 643-2560 or on our website at www.mvbalaw.com.

PROPERTIES TO BE SOLD ON MAY 7, 2024:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	T-4972	Brown CAD v Dan Johnson	Lot 184, Shamrock Shores, Section T-1, Manufactured Home, Label #DLS0075191 (V61/P823) 7132 Belfast Dr Account # 45456	\$5,414.38
2	T-5303	Brown CAD v Harold Byron Waddle et al	A Manufactured Home, Label #HWC0228359/60 (V93/P697) 10120 N CR 405 Account # 20042136	\$9,516.46
3	T-5678	Brown CAD v Larry Lancaster, et al	Lot 96, Crown Point Subdivision (V109/ P307) Cheryl St Account # 20015442	\$3,760.00
4	T-5725	Brown CAD v Alma L. Garcia, et al	Part of Lot 3, Block 22, Coggin Addition (V684/P212) 1712 6th St Account # 52352	\$5,452.29
5	T-5845	Brown CAD v Steven B. Kempton, et al	Lot 76, replat of George Baugh's Lake Brownwood Front Subdivision (V1664/P710) Janda Lane Account # 40011	\$7,009.15
6	T-6037	Brown CAD v Samuel Martinez, et al	Lot 55, Tamarack Mountain Subdivision, Section 1 (V825/P780) Brook Valley Dr Account # 45992	\$4,143.69
7	T-6126	Brown CAD v David F. Garcia, et al	Lot 1232, King's Point Cove Subdivision, Unit 3 (Instrument #1703859) Lake Breeze Dr Account # 20046409	\$7,053.75
8	T-6186	Brown CAD v Jorel Garcia, et al	Lot 765, King's Point Cove Subdivision, Unit 2 (Instrument #1807115) Feather Bay Drive Account # 20043606	\$6,991.58
9	T-6264	Brown CAD v Cecil Lehman Jowers, et al	4.415 Acres, more or less, out of the Francisco Ybarbo Survey (#312/A993) (V886/P422;V1311/P71) (SAVE AND EXCEPT V1311/P67) 2200 FM 590 S Account # 32538	\$9,979.27
10	T-6303	Brown CAD v Tapron Concepts, Inc., et al	Lot 11, Block 12, Hillcrest Addition (V736/P750) 2703 Avenue C Account # 53936	\$3,339.52
11	T-6404	Brown CAD v Jesus Delgado, et al	Lot 995, King's Point Cove Subdivision, Unit 3 (Instrument #1907138) Feather Bay Dr Account # 20046173	\$4,801.96
12	T-6404	Brown CAD v Jesus Delgado, et al	Lot 1007, King's Point Cove Subdivision, Unit 3 (Instrument #2006961) Feather Bay Dr Account # 20046185	\$3,435.10
13	T-6416	Brown CAD v Lexus Avila	Lots 29 and 52, Block 3, Industrial Second Addition (Instrument #2001323) 902 Trigg Account # 54345	\$5,762.61
14	T-6441	Brown CAD v Richard Lewis Guerra, et al	Lot 16 and the South half of Lot 15, Block 53, Brownwood Heights Addition (V1737P248) 2614 Hillsboro St Account # 51321	\$2,827.00
15	T-6446	Brown CAD v Carley Bernice Shaw, et al	Lot 2, Block 10, Hillcrest Addition (V773/P723) 2602 Brady Ave Account # 53917	\$4,563.49
16	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	2.586 Acres, more or less, out of the John Van Winkle Survey #64, Abstract 931 and 2.762 Acres, more or less, out of the Joseph Lewis Pre Survey, Abstract 1075 (V1632/P959) 1099 Bull Pen Rd Account # 31398 2070 Frans Way Account # 33393	\$9,871.82
17	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	27.215 Acres, more or less, out of the Joseph Lewis Pre Survey, Abstract 1075 (V1632/P959) County Road 594 Account # 33372	\$9,233.10
18	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	0.055 Acre, more or less, out of the Block D, Sandy Beach Villa Resort, Phase III and 1.101 Acres, more or less, Block C, Sandy Beach Villa Resort, Phase III (V4/P298;V1632/P965) Happy Campers Trl Account # 20001350 1087 Happy Campers Trl Account # 76809	\$27,070.00
19	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lots 6, 7 & 8, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) Megillas Run Account # 71808 4945 Megillas Run Account # 71809 4949 Megillas Run Account # 71810	\$3,693.55
20	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 13, 14 & 15, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) Megillas Run Account # 71815 4967 Megillas Run Account # 71816 4971 Megillas Run Account # 71817	\$6,597.06

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21	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 22, 23, 24 & 25, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) Megillas Run Account # 71823 , # 71824 , # 71825 & # 71826	\$5,950.81
22	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 27, 28 & 29, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) Megillas Run Account # 71828 , # 71829 & # 71830	\$4,921.41
23	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 30 & 31, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) Megillas Run Account # 71831 & # 71832	\$3,430.94
24	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 34 & 35, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) Weedons Way Account # 71835 & # 71836	\$4,552.92
25	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 41 & 42, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) Weedons Way Account # 71842 & # 71843	\$3,716.36
26	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 43, 44 & 45, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) Weedons Way Account # 71844 , # 71845 & # 71846	\$5,711.82
27	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 47, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) Weedons Way Account # 71848	\$2,203.94
28	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 50, Sandy Beach Villa Resort, Phase I (V4/P203 & 204;V1632/P965) 5663 Sunset Beach Rd Account # 71851	\$1,952.94
29	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot 3, Sandy Beach Villa Resort, Phase II (V5/P3 & 4;V1632/P965) C R 594 Account # 20001344 & # 20001347	\$37,758.91
30	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	1.134 Acres, more or less, Block A, Sandy Beach Villa Resort, Phase III (V4/P298;V1632/P965) 5001 Beach Club Rd Account # 76804	\$22,324.51
31	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	1.545 Acres, more or less, Block B, Sandy Beach Villa Resort, Phase III (V4/P298;V1632/P965) 1010 Gilligans Trl, Account # 76808	\$34,990.00
32	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	1.305 Acres, more or less, Block C, Sandy Beach Villa Resort, Phase III (V4/P298;V1632/P965) Happy Campers Trl Account # 20001353	\$26,830.00
33	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot Rex's Park, Sandy Beach Villa Resort, Phase IV (V4/Page 299;V1632/P965) Sunset Beach Rd Account # 20001329	\$12,963.64
34	T-6244	Brown CAD v Lake Brownwood Sandy Beach, Inc.	Lot Kitten's Park, Sandy Beach Villa Resort, Phase IV (V4/P299;V1632/P965) Sunset Beach Rd Account # 20001337	\$19,344.97