

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

**May 7, 2024 at 10:00 AM
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 for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with **cash (in exact change) or a cashier's check payable to the Terry County District Clerk's Office**. 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. 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.

**** This list is subject to change. Please check with the Appraisal District prior to sale for any changes in availability.**

PROPERTIES TO BE SOLD ON MAY 7, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	21858	Terry County Appraisal District v Lee Carranza Saenz et al	Lot 5, Block 4, Flache Addition, City of Brownfield, Terry County, Texas (Volume 578, Page 265 of the Deed Records, Terry County, Texas) Account #R18556 Judgment Through Tax Year: 2022 Approximate Address: 608 E Ripley St, Brownfield	\$7,500.00
2	21858	Terry County Appraisal District v Lee Carranza Saenz et al	A 10 acre tract of land, more or less, out of the South 1/2 of Section 25, Block T, D & W Ry Co. Survey, Terry County, Texas (Volume 531, Page 197 of the Deed Records, Terry County, Texas) Account #R27560 Judgment Through Tax Year: 2022 Approximate Address: US Hwy 380	\$1,800.00
3	21986	Terry County Appraisal District v Joseph A. Carrillo et al	The South 1/2 of Lot 5, and all of Lot 6, Block 61, Original Town of Brownfield, Terry County, Texas (Volume 873, Page 696 of the Official Public Records, Terry County, Texas) Account #R26457 Judgment Through Tax Year: 2022 Approximate Address: 321 S 4th St, Brownfield	\$3,700.00
4	22003	Terry County Appraisal District v Paul Carlos Vasquez	Lot 11, Block 18, Oak Grove Addition, City of Brownfield, Terry County, Texas (Volume 967, Page 3 of the Official Public Records, Terry County, Texas) Account #R10911 Judgment Through Tax Year: 2022 Approximate Address: 710 E Lanny Ave, Brownfield	\$4,300.00
5	22076	Terry County Appraisal District v Donald V. McCown et al	4.465 Acres, more or less, out of the North part of the Faulkenberry Tr. out of the South part of the North 1/2 of Section 133, Block T, D&W Ry Co. Survey, Terry County, Texas (Volume 587, Page 96 of the Official Public Records, Terry County, Texas) Account #R3958 Judgment Through Tax Year: 2022 Approximate Address: US Hwy 385	\$3,400.00
6	22077	Terry County Appraisal District v Cipriano Contreras et al	Lot 6, Block 7, Southeast Addition, City of Brownfield, Terry County, Texas (Volume 728, Page 581 of the Official Public Record, Terry County, Texas) Account #R12045 Judgment Through Tax Year: 2022 Approximate Address: 703 E Lons St, Brownfield,	\$3,200.00
7	22079	Terry County Appraisal District v Anali Decena Simental	Lot 3, Block F, Hester Addition, City of Brownfield, Terry County, Texas (Volume 855, Page 784 of the Official Public Record, Terry County, Texas) Account #R3025 Judgment Through Tax Year: 2022 Approximate Address: 805 S 6th St, Brownfield	\$2,100.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	22101	Terry County Appraisal District v Chester Watkins et al	Lots 17 and 18, Block 20, Original Town of Wellman, Terry County, Texas (Volume 288, Page 339 of the Deed Records, Terry County, Texas) Account #R4767 Judgment Through Tax Year: 2022 Approximate Address: Cochran St, Wellman	\$2,432.00
9	22105	Terry County Appraisal District v Reyes Lozano, Sr. et al	Lots 11 and 12, Block 4, North Meadow Addition, City of Meadow, Terry County, Texas, together with a Manufactured Home, LAB# TEX0329148, SER# 1084480S51492 (Vol. 601, Page 507, Deed Records, Terry County, Texas), Account #R20250 Judgment Through Tax Year: 2022 Approximate Address: 501 Emerson St, Meadow	\$3,600.00
10	22124	Terry County Appraisal District v Mindy Perez et al	A (140'X60') tract of land, more or less, out of Block 1, East Addition, City of Brownfield, Terry County, Texas (Volume 804, Page 168 of the Official Public Records, Terry County, Texas) Account #R27046 Judgment Through Tax Year: 2022 Approximate Address: 205 E Main St, Brownfield	\$1,800.00