

**DELINQUENT TAX SALE  
THE COUNTY OF BRAZOS, TEXAS  
BRAZOS COUNTY, TEXAS**

**June 5, 2018 at 10:00 AM  
Atrium of the Administration Building  
200 S Texas Ave, Bryan, 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 \_\_\_\_\_ . 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 Bryan at (979) 775-1888.

**PROPERTIES TO BE SOLD ON JUNE 5, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	15-001541-CV-272	The County of Brazos, Texas v Carlos L. Ayala et al	Lot 10, Block 11, Margaret Wallace Addition to the City of Bryan, Brazos County, Texas (Volume 5141, Page 176, Deed Records, Brazos County, Texas), 2307 Northside Drive, Bryan, Texas Account #000000046696 Judgment Through Tax Year: 2017	\$24,590
2	15-002129-CV-272	The County of Brazos, Texas v Thomas Richardson et al	Lot 17, Block 9, Castle Heights, Brazos County, Texas (Volume 3396, Page 322, Deed Records, Brazos County, Texas), Tisdale Street, Bryan, Texas Account #000000021422 Judgment Through Tax Year: 2017	\$5,000
3	15-002131-CV-85	The County of Brazos, Texas v Terrell Trucking	Lot 3, Block 1, Hrdlicka Subdivision, City of College Station, Brazos County, Texas (Volume 4694, Page 208; Volume 4694, Page 210; Volume 4694, Page 212; Volume 4694, Page 214; Volume 4694, Page 216; Volume 4694, Page 218; Volume 4694, Page 220 of the Deed Records, Brazos County, Texas) Account #000000029513 Judgment Through Tax Year: 2017	\$14,975
4	16-000867-CV-272	The County of Brazos, Texas v Johnnie L. Gordon	Lots 14 & 15, Brogdon Subdivision of the House Tract, City of Bryan, Brazos County, Texas (Volume 6570, Page 65 of the Deed Records, Brazos County, Texas), 1121 Rollins Ave. Account #000000019965 Judgment Through Tax Year: 2016	
5	16-000878-CV-85	The County of Brazos, Texas v Arturo Garcia et al	Lot 26 & the adjoining 30' of Lot 25, Block 13, Margaret Wallace Subdivision, City of Bryan, Brazos County, Texas (Volume 10527, Page 160 of the Deed Records, Brazos County, Texas), 2312 Southside Drive Account #000000046742 Judgment Through Tax Year: 2015	\$7,000
6	16-002882-CV-272	The County of Brazos, Texas v Amber Cox	5.09 Acres, more or less, out of Abstract 5 of the T.H. Barron League, Tract 29.14 AKA Lot 7, Rostell Chapman Subdivision, Brazos County, Texas (Volume 5272, Page 154 of the Deed Records, Brazos County, Texas), 8553 FM 974 Account #000000107139 Judgment Through Tax Year: 2016	\$9,400
7	17-000163-CV-85	The County of Brazos, Texas v Sonny Henry et al	Lot 10 & 11' of Lot 11, Block 5, McCulloch Addition, Phase 3 AKA Lots 10 & 11, Block 5, McCulloch Addition #3, City of Bryan, Brazos County, Texas (Volume 576, Page 402 Save and Except Volume 748, Page 786; Volume 4022, Page 168; Volume 8373, Page 95; and Volume 11545, Page 104 of the Deed Records, Brazos County, Texas), 1111 New York Street Account #000000032487 Judgment Through Tax Year: 2016	\$7,400
8	17-000295-CV-85	The County of Brazos, Texas v Dina Aguilar	A Manufactured Home Only, Serial #FLE240TX1332654A, HUD# PFS1118876, located on Space 114RR, Rolling Ridge, Brazos County, Texas, 114 Rolling Ridge Account #0000000373377 Judgment Through Tax Year: 2016	\$4,500
9	17-000419-CV-85	The County of Brazos, Texas v J.G. Keating AKA Jody Keating AKA Joanna Keating, Inc. A/K/A J & DBA Connective Realty FKA Connective Realty LLC et al	Lot 42, Block 1, Copperfield, Phase 1, City of Bryan, Brazos County, Texas (Volume 8059, Page 114 of the Deed Records, Brazos County, Texas), 6004 Waldham Grove Lane Account #000000024400 Judgment Through Tax Year: 2016	
10	17-000947-CV-361	The County of Brazos, Texas v Frances Garrett AKA Frances Habarta	1.013 Acres, more or less, being Lot 19, Standing Rock Ranch, Brazos County, Texas (Volume 10935, Page 164 of the Deed Records, Brazos County, Texas), 6037 Standing Rock Rd Account #0000000302825 Judgment Through Tax Year: 2016	\$4,500
11	17-000947-CV-361	The County of Brazos, Texas v Frances Garrett AKA Frances Habarta	A Manufactured Home Only, Serial # MP156939A, HUD# PFS0562416, located on Lot 19, Standing Rock Ranch, Brazos County, Texas, 6037 Standing Rock Rd Account #0000000365206 Judgment Through Tax Year: 2016	\$5,000
12	17-001645-CV-361	The County of Brazos, Texas v Gregory Thomas AKA Gregory Thomas, Sr.	Lot 2, Block B, Starlight, City of Bryan, Brazos County, Texas (Volume 6886, Page 25 of the Deed Records, Brazos County, Texas), 1217 Thompson St Account #000000044369 Judgment Through Tax Year: 2017	\$3,000

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	17-002747-CV-361	The County of Brazos, Texas v Freight Shuttle International, LLC	34.16 Acres, more or less, out of Abstract 63 of the Stephen F. Austin League #10, Tract 48, Brazos County, Texas (Volume 12283, Page 294 of the Deed Records, Brazos County, Texas), 1643 Crosswind Dr. Account #000000102484 Judgment Through Tax Year: 2017	\$27,700