

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

**August 7, 2018 at 10:00 a.m.  
McCulloch County Courthouse, 199 West Main, Brady, 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 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 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 Brady at (325) 597-1412.

**PROPERTIES TO BE SOLD ON AUGUST 7, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	<b>2017097</b>	McCulloch County Appraisal District v Johnny D. Sloan	the South 1/2 of Lot 2, Block B, Town of Doole, McCulloch County, Texas (Vol. 405, Page 483, Official Public Records) <b>Account #24084</b> Judgment Through Tax Year: 2016  <b>Approximate Address: N/A</b>	\$1,062.00
2	<b>2017097</b>	McCulloch County Appraisal District v Johnny D. Sloan	all of Block 39, Town of Stacy, McCulloch County, Texas (Vol. 405, Page 482, Official Public Records) <b>Account #36306</b> Judgment Through Tax Year: 2016  <b>Approximate Address: N/A</b>	\$1,048.00
3	<b>2017097</b>	McCulloch County Appraisal District v Johnny D. Sloan	all of Lot 9, Block 1, Town of Stacy, McCulloch County, Texas (Vol. 405, Page 482, Official Public Records) <b>Account #36307</b> Judgment Through Tax Year: 2016  <b>Approximate Address: N/A</b>	\$200.00
4	<b>2017100</b>	McCulloch County Appraisal District v Raymond Gloria et al	all of Lot 1 and Lot 2, Block 33, Fulcher Addition, City of Brady, McCulloch County, Texas (Vol. 333, Page 442, Official Public Records) <b>Account #21579</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 507 W. 1<sup>st</sup>, Brady</b>	\$1,665.00
5	<b>2017102</b>	McCulloch County Appraisal District v Bertha L. Woods	the East 1/2 of Lot 4, Block 3, White's Addition, City of Brady, McCulloch County, Texas (Vol. 226, Page 709, Deed Records) <b>Account #23971/23972</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 1200 &amp; 1202 S. Heckberry, Brady</b>	\$860.00
6	<b>2017104</b>	McCulloch County Appraisal District v Loretta Faye Revada et al	the South 65' of the West 1/2 of Block 65, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 210, Page 580, Deed Records) <b>Account #22451</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 905 S. Plum, Brady</b>	\$1,370.00
7	<b>2017105</b>	McCulloch County Appraisal District v Charlotte Maxine Ake et al	Lots 1 and 2, Block 40, Martin Heights Addition, City of Brady, McCulloch County, Texas (Vol. 181, Page 261, Deed Records) <b>Account #23005</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 301 Boston, Brady</b>	\$2,456.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	2017150	McCulloch County Appraisal District v Albert R. Jones et al	0.20 acres, more or less, being Lots 29 and 30, Block 2, Neal Addition, Town of Rochelle, McCulloch County, Texas (Vol. 39, Page 183, Deed Records) <b>Account #24645</b> Judgment Through Tax Year: 2017  <b>Approximate Address: N/A</b>	\$700.00
9	2017174	McCulloch County Appraisal District v David K. Schum et al	all of Lots 21 and 22 in Block 9, Southgate Addition to the City of Brady, McCulloch County, Texas (Vol. 408, Page 268, Official Public Records) <b>Account #23553</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 2007 Nine Rd, Brady</b>	\$6,954.00
10	2017177	McCulloch County Appraisal District v Old Dodge Crossing, LLC	0.16 acres, more or less, Lot 1, Block #3, Rutherford - Trigg Addition to the City of Brady, McCulloch County, Texas (Vol. 413, Page 213, Official Public Records) <b>Account #23324</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 1801 Bradley, Brady</b>	\$4,367.00
11	2011136	McCulloch County Appraisal District v Yesenia Corona, et al	Lots 7 & 8, Block 81, Crothers Addition to the City of Brady, McCulloch County, Texas (Volume 315, Page 614 of the Official Public Records, McCulloch County, Texas), 900 Brown St., Brady, Texas 76825-3408 <b>Account #21033</b> Judgment Through Tax Year: 2012  <b>Approximate Address: 900 Brown, Brady</b>	\$1,013.00
12	2014092	McCulloch County Appraisal District v Johnny Servantez	all of Lot 7 and 8, Block 4, Original Townsite of the Town of Melvin, McCulloch County, Texas (Vol. 262, Page 772, Official Public Records) <b>Account #24115</b> Judgment Through Tax Year: 2013  <b>Approximate Address: 101 E. Mesquite, Melvin</b>	\$700.00
13	2015135	McCulloch County Appraisal District v Desinee Donn Aylesworth et al	2.17 acres, more or less, out of Fisher and Miller Survey #2633, out of Abstract #28, McCulloch County, Texas (Vol. 393, Page 562, Official Public Records) <b>Account #25593</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 9394 N. US Hwy 87, Melvin</b>	\$3,789.00
14	2016015	McCulloch County Appraisal District v Norman L. Smith et al	being all of Lot 12 and the Southeast 10' of Lot 11, Block 4, Simpson Lake Club Subdivision located at Brady Lake, McCulloch County, Texas (Vol. 423, Page 628, Official Public Records) <b>Account #23423</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 101 W. Loop Dr., Brady</b>	\$2,671.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	2016170	McCulloch County Appraisal District v Suzanne Duque	Lot 10, Block 17, Original Townsite of the Town of Melvin, McCulloch County, Texas (Vol. 402, Page 799, Official Public Records) <b>Account #24198</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 103 E. Live Oak, Melvin</b>	\$2,649.00
16	2017046	McCulloch County Appraisal District v Rosa Hilda Rodriguez	35' x 100' the South 35', of the East 1/2 of Block #20 in Brooks Addition, City of Brady, McCulloch County, Texas (Vol. 259, Page 515, Deed Records) <b>Account #20660</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 204 S. Willow, Brady</b>	\$1,849.00
17	2017052	McCulloch County Appraisal District v Ben Jones et al	being all of the Southeast 1/4 of Block 66, Luhr Addition, City of Brady, McCulloch County, Texas (Vol. 111, Page 602, Deed Records) <b>Account #22457</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 906 S. Plum, Brady</b>	\$1,640.00
18	2017057	McCulloch County Appraisal District v Joe Ramon Constancia et al	being 65' x 125' out of and a part of A.W. Flick Survey #1371, Certificate #93, out of Abstract 320, McCulloch County, Texas (Vol. 191, Page 454, Deed Records) <b>Account #25739</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 104 E. Live Oak, Melvin</b>	\$3,198.00
19	2017059	McCulloch County Appraisal District v Earl H. Booth et al	all of Lot 13, Block 4, Simpson Lake Club Subdivision, located at Brady Lake, McCulloch County, Texas and a manufactured home, Label #TEX0338728, Serial #KBTXSN521805, 1985 Cedarwood (Vol. 267, Page 306, Official Public Records) <b>Account #23425</b> Judgment Through Tax Year: 2017  <b>Approximate Address: 102 W. Shore Dr., Brady</b>	\$3,382.00
20	2017096	McCulloch County Appraisal District v Evangelina Sanchez	being Lot 3, Block 6, Crothers Addition, City of Brady, McCulloch County, Texas (Vol. 375, Page 912, Official Public Records) <b>Account #34822</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 208 E. Marie, Brady</b>	\$1,457.00