

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

**August 7, 2018 at 10:00 A.M.  
Courthouse Door of Milam County, 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 Milam County. 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Milam County Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code.)

If you have any questions, you may contact Jane Moore at our office in Georgetown at (512) 943-1647.

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

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
CV37730	The County of Milam, Texas v Rodolfo Najjar Et Al	All of Lot 1 and the East 10 fee of an abandoned Alley, Block 22, City of Rockdale, Milam County, Texas (Volume 1043, Page 401 of the Deed Records, Milam County, Texas), 603 N Main St, Rockdale, Texas 76567-2322 Account #000000024924 Judgment Through Tax Year: 2017	\$2,500.00
CV37916	The County of Milam, Texas v Charles Ray Halpain AKA Charles Halpain  **Subject to City of Cameron lien**	Part of Block D, Hefley Heights Subdivision, AKA Lot 4, D. Monroe Grant, City of Cameron, Milam County, Texas (Volume 440, Page 29 of the Deed Records, Milam County, Texas), 708 N Cleveland Ave, Cameron, Texas 76520-2930 Account #000000012674 Judgment Through Tax Year: 2017	\$18,000.00
CV38001	The County of Milam, Texas v Linda Wilson Et Al	2.26 Acres, more or less, out of the A. W. Sullivan Survey, Milam County, Texas (Volume 955, Page 206 of the Deed Records, Milam County, Texas), 649 Private Road 7054, Gause, Texas 77857 Account #000000056154 Judgment Through Tax Year: 2016	\$3,000.00
CV38057	The County of Milam, Texas v Revy Jackson FKA Revy Mitchell	Lot 18, Block 2, Rowlett Addition to the City of Rockdale, Milam County, Texas (Volume 296, Page 552 of the Deed Records, Milam County, Texas), E. 5th St., Rockdale, Texas 76567 Account #000000018238 Judgment Through Tax Year: 2016	\$1,150.00
CV38088	The County of Milam, Texas v J. L. Hayes Et Al  **Subject to Texas Department of Housing Lien**	A Manufactured Home only, Serial #V401760A/B, Label #RAD901363/2, located at 330 East Milam, City of Milano, Milam County, Texas, 330 E Milam, Milano, Texas 76556-2794 Account #000020510214 Judgment Through Tax Year: 2017	\$500.00
CV38090	The County of Milam, Texas v Elida Puente Et Al	Lots 15 & 16, Block 8, West Cameron Addition to the City of Cameron, Milam County, Texas (Volume 697, Page 215 of the Deed Records, Milam County, Texas), 406 S Austin Ave, Cameron, Texas 76520-3907 Account #000000021469 Judgment Through Tax Year: 2016	\$3,500.00
CV38197	The County of Milam, Texas v Eldrick Cooper Et Al	East Part of Lot 2, Block K, Original Townsite to the City of Rockdale, Milam County, Texas (Volume 1084, Page 336 of the Deed Records, Milam County, Texas), E. 6th Street 76567 Account #000000021658 Judgment Through Tax Year: 2017	\$2,000.00
CV38198	The County of Milam, Texas v Bill Rowan Jr. Et Al	2.0 Acres, more or less, out of the W. R. Timmins Survey, Abstract No. 457, being Part of Block 44, Lin Luce Ranches, Milam County, Texas (Volume 1137, Page 792 of the Deed Records, Milam County, Texas), 9245 County Road 342, Milano, Texas 76556 Account #000000069100 Judgment Through Tax Year: 2017	\$4,000.00
CV38268	The County of Milam, Texas v Rockdale TX SNF Realty, LLC	8.431 Acres, more or less, out of the William Allen Survey, Milam County, Texas (Volume 1203, Page 264 of the Deed Records, Milam County, Texas), 222 S FM 487, Rockdale, Texas 76567-5047 Account #000000022062 Judgment Through Tax Year: 2017	\$93,000.00
CV38269	The County of Milam, Texas v Rachel McClain	Part of Lot 19, and all of Lot 20, Block C, Section Two, Linwood Acres Subdivision, City of Rockdale, Milam County, Texas (Tracts One and Two in Volume 1144, Page 637 of the Deed Records, Milam County, Texas), 1803 Sager Rd, Rockdale, Texas 76567-2059 Account #000000027314 Judgment Through Tax Year: 2016	\$8,000.00
CV38322	The County of Milam, Texas v Karl E. Atkins AKA Karl Atkins Et Al	Lot 11, Block 1, Hogan Addition to the City of Rockdale, Milam County, Texas (Volume 456, Page 791 of the Official Public Records, Milam County, Texas), 222 Cherry Ln, Rockdale, Texas 76567-2621 Account #000000026194 Judgment Through Tax Year: 2016	\$4,000.00

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
CV38327	The County of Milam, Texas v Curtis L. Terrell, Jr. AKA Curtis Terrell, Jr.	52.795 Acres, more or less, out of the Francisco Ruiz Survey, Abstract No. 54, Milam County, Texas (Volume 658, Page 405 of the Deed Records, Milam County, Texas), 1264 Long Mountain Rd, Gause, Texas 77857-7194 Account #000000062198 Judgment Through Tax Year: 2016	\$18,000.00
CV38335	The County of Milam, Texas v Ira Richard Thrasher, Jr. AKA Ira Thrasher, Jr.	3.086 Acres, more or less, out of the D. A. Thompson Survey, Abstract No. 398, City of Rockdale, Milam County, Texas (Volume 1275, Page 834 of the Deed Records, Milam County, Texas), 1328 E Cameron Ave, Rockdale, Texas 76567-3030 Account #000000011370 Judgment Through Tax Year: 2017	\$7,100.00
CV38335	The County of Milam, Texas v Ira Richard Thrasher, Jr. AKA Ira Thrasher, Jr.	A Manufactured Home only, Serial #PH073253A/B, Label #TEX0471360/1, located at 1328 East Cameron, City of Rockdale, Milam County, Texas, 1328 E Cameron Ave, Rockdale, Texas 76567-3030 Account #000000075811 Judgment Through Tax Year: 2017	\$3,000.00
CV38343	The County of Milam, Texas v Leonard Spells	Being 0.155 acres, more or less, out of the W.W. Lewis Survey, City of Cameron, Milam County, Texas (Volume 1229, Page 859 and Volume 364, Page 311 of the Deed Records, Milam County, Texas), 1712 West 12th Street, Cameron, Texas 76520-1400 Account #000000011028 Judgment Through Tax Year: 2017	\$3,500.00
CV38385	The County of Milam, Texas v Noe Antonio Ruelas Et Al	A Manufactured Home only, Serial #LH09TX4208A/B, Label #NTA1486468/9, located at 313 Hamilton, City of Rockdale, Milam County, Texas, 313 E Hamilton Ave, Rockdale, Texas 76567-2356 Account #000020510278 Judgment Through Tax Year: 2017	\$4,600.00
CV36,760	The County of Milam, Texas v Robert J. Cable	The South part of Lots 7, 8, 9, and 10, Block 44, Original Townsite City of Buckholts, Milam County, Texas (Volume 868, Page 237 of the Deed Records, Milam County, Texas), 202 South 6th Street, Buckholts, Texas 76518-2512 Account #000000020423 Bid in Trust 2/2/2016 Judgment Through Tax Year: 2014	\$500.00
CV37561	The County of Milam, Texas v Estalla Hargers Et Al	A tract of land out of the J. J. Liendo Survey as described in a deed recorded in Volume 319, Page 530 of the Deed Records of Milam County, Texas, City of Thorndale, Milam County, Texas (Volume 319, Page 530 of the Official Public Records, Milam County, Texas), 114 Martin Luther King, Thorndale, Texas 76577-2504 Account #000000010981 Bid in Trust 5/1/2018 Judgment Through Tax Year: 2016	\$500.00