

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

**September 4, 2018 at 10:00 AM
Atrium of the Administration Building**

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 SEPTEMBER 4, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	14-000464-CV-85	The County of Brazos, Texas v Vivian Parker et al	Lot 7, Block B, Nall Addition, City of Bryan, Brazos County, Texas (Volume 226, Page 557, Deed Records, Brazos County, Texas), 609 West 15th Street Account #000000033720 Judgment Through Tax Year: 2017	TBA
2	14-002469-CV-272	The County of Brazos, Texas v Lila Mae Andrews et al	Lot 6, Block 211, City of Bryan Townsite, Brazos County, Texas (Volume 89, Page 598, Deed Records, Brazos County, Texas), 408 North Randolph Avenue Account #000000023103 Judgment Through Tax Year: 2017	TBA
3	14-002990-CV-361	The County of Brazos, Texas v George Phillip et al	Part of Lots 11 & 12, Block 1, Priddy & Lawrence Resub of Chew, City of Bryan, Brazos County, Texas (Volume 1119, Page 695, Deed Records, Brazos County, Texas), 809 Hudson Street Account #000000086274 Judgment Through Tax Year: 2017	TBA
4	16-000857-CV-361	The County of Brazos, Texas v Billie Bob Hedges AKA Billie Bob Melton Hedges et al	Lot 6, Block 4, Dellwood Park, AKA Tract situated in the Zeno Phillips League, Adjoining Lot 6, Block 4 AKA 0.33 Acres in the Zeno Phillips League and a Manufacture Home, Serial #12511080, HUD# TEX02 72223, City of Bryan, Brazos County, Texas (Volume 1318, Page 138; Volume 1421, Page 236; Volume 2458, Page 86; Volume 10349, Page 96 of the Deed Records, Brazos County, Texas), 3008 First St Account #000000082823 Judgment Through Tax Year: 2017	TBA
5	16-002193-CV-272	The County of Brazos, Texas v Bill B. Lightfoot et al	0.38 Acres, more or less, being Lot 13.1, Block 2, Moses Baine League, City of Bryan, Brazos County, Texas (Volume 847, Page 32; Volume 3259, Page 294; and Volume 3259, Page 305 of the Deed of Trust Records, Brazos County, Texas), 3505 N Texas Avenue Account #000000086301 Judgment Through Tax Year: 2017	TBA
6	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	TBA
7	17-000176-CV-272	The County of Brazos, Texas v Mohammad G. Choudhry et al	Lot 3R & Part of Alley, Block A, Country Club Estates, Phase 1, AKA Lots 3, 4, 5 & 6, Block A, Country Club Estates Addition & 0.0316 Acres, Zeno Phillips League, Abstract 45 & Being Part of the 10' wide Alley in Block A, Country Club Estates Addition AKA Lot 3R, Block A, Country Club Estates, City of Bryan, Brazos County, Texas (Volume 4755, Page 80 of the Deed Records and Plat 8656, Page 236 of the Plat Records, Brazos County, Texas), 3204 S College Ave Account #000000024768 Judgment Through Tax Year: 2017	TBA
8	17-000270-CV-272	The County of Brazos, Texas v Ernest Nowlin AKA Ernest E. Nowlin et al	Bryan's 1st, Block 9, Lot 2 AKA a Tract out of 1 1/12 Acres, S.F. Austin League No. 10 and being Part of Block 9, Hall Addition to the City of Bryan, AKA a Tract out of 1 1/2 Acres, S.F. Austin League No. 10 and being Part of Block 9, Bryan Addition to the City of Bryan, AKA Lot 2, Block 9, Bryan's First Addition to the City of Bryan, Brazos County, Texas (Volume 8, Page 397, Volume 13, Page 87, and Volume 2575, Page 193 of the Deed Records, Brazos County, Texas), 406 E 17th Street A Account #000000020359 Judgment Through Tax Year: 2017	TBA
9	17-000270-CV-272	The County of Brazos, Texas v Ernest Nowlin AKA Ernest E. Nowlin et al	Bryan's 1st, Block 9, Lot 4 AKA 75' X 100' in Block 9, Bryan's First Addition to the City of Bryan, Brazos County, Texas (Volume 3648, Page 332 of the Deed Records, Brazos County, Texas), 406 E 17th St Account #000000020361 Judgment Through Tax Year: 2017	TBA

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	17-000944-CV-272	The County of Brazos, Texas v Hattie Mae Barbee et al	Lot 11, Block 4, Austin Addition, situated in the S.F. Austin League No. 10, City of Bryan, Brazos County, Texas (Volume 299, Page 28 and Volume 773, Page 50, Deed Records, Brazos County, Texas), 1014 Dansby Street, Bryan, Texas Account #000000017507 Judgment Through Tax Year: 2017	TBA
11	17-001389-CV-272	The County of Brazos, Texas v Ned Jones et al	Abstract 33 of the T. F. McKinney League, Tract 41 AKA a Tract of Land in the T. F. McKinney League containing a 50' X 115' Lot, Brazos County, Texas (Volume 351, Page 600 and Volume 446, Page 126 of the Deed Records, Brazos County, Texas), 6880 W SH-21 Account #000000012569 Judgment Through Tax Year: 2017	TBA
12	17-001656-CV-361	The County of Brazos, Texas v Jose Luis Ramirez et al	39' of Lot 11, Block 5, McCulloch Addition AKA All of Lot 11, Block 5, McCulloch Addition #3 SAVE & EXCEPT 11' of Lot 11 adjoining Lot 10, Block 5, McCulloch Addition #3, City of Bryan, Brazos County, Texas (Volume 9863, Page 239 of the Deed Records, Brazos County, Texas), New York St Account #000000077283 Judgment Through Tax Year: 2017	TBA
13	17-001947-CV-85	The County of Brazos, Texas v Mainstreet Homes - CS, LTD AKA Main Street Homes - CS, LTD et al	Lot 13, Block 5, Westfield Addition, Phase 2A to the City of College Station, Brazos County, Texas (Volume 4490, Page 97 of the Deed Records and Volume 5080, Page 42 of the Plat Records, Brazos County, Texas), 3824 Springfield Dr Account #000000114147 Judgment Through Tax Year: 2017	TBA
14	17-003092-CV-272	The County of Brazos, Texas v Janet L. Newcomb	0.9721 Acres, more or less, out of Abstract 212 of the John W. Stewart League, Tract 5 AKA 0.9721 Acres, more or less, out of Abstract 11 of the Isaiah Curd League, out of Abstract 87 of the H.R. Cartmell Survey, and out of Abstract 212 of the J.W. Stewart League, Brazos County, Texas (Volume 8533, Page 164 of the Deed Records, Brazos County, Texas), 12328 Democrat Rd Account #000000016153 Judgment Through Tax Year: 2017	TBA
15	17-003098-CV-85	The County of Brazos, Texas v Thomas Patrick Arrington, Jr.	Lot 3 & 25' of Lot 4, Block 2, Coulter's East Side Addition AKA Lot 3 and the adjoining North East 1/2 of Lot 4, Block 2, Coulter's Eastside Addition to the City of Bryan, Brazos County, Texas (Volume 13478, Page 50 and Volume 13976, Page 182 of the Deed Records, Brazos County, Texas), 1204 E 28th St Account #000000024716 Judgment Through Tax Year: 2017	TBA