

DELINQUENT TAX SALE - BROWN COUNTY APPRAISAL DISTRICT, BROWN COUNTY, TEXAS

September 1, 2026 at 10:00 AM

Brown County Courthouse Steps, 200 S Broadway St, Brownwood, Texas 76801

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Brown County Appraisal District**. 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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.

If you have any questions, you may contact our office in Brownwood at (325) 643-2560.

PROPERTIES TO BE SOLD ON SEPTEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-4972	Brown County Appraisal District v Dan Johnson	Lot 184, Shamrock Shores, Section T-1, Brown County, Texas and a Manufactured Home, Label #DLS0075191 (Volume 61, Page 823, Official Public Records, Brown County, Texas), 7132 Belfast Dr, Brownwood, Texas 76801-0060 Account #45456 Judgment Through Tax Year: 2022	\$3,610.00
2	T-6209	Brown County Appraisal District v Felix R. Salazar	Lot 15, Block 57, Brownwood Heights Addition, City of Brownwood, Brown County, Texas (Volume 496, Page 417, Deed Records, Brown County, Texas), N Main Blvd, Brownwood, Texas Account #51371 Judgment Through Tax Year: 2025	\$5,122.55
3	T-6464	Brown County Appraisal District v Charles F. Buntgens, Jr.	Lots 38 and 39, Shamrock Shores Subdivision, Section T-1, Brown County, Texas (Volume 605, Page 1, Deed Records, Brown County, Texas), Neal Dr, Brownwood, Texas Account #45345 Judgment Through Tax Year: 2025	\$3,543.33
4	T-6576	Brown County Appraisal District v Angelica Snider	Part of Lot 2 and 3, Block 6, Lamar Terrace Addition to Lake Brownwood, Brown County, Texas (Volume 1457, Page 742, Real Property Records, Brown County, Texas), 8205 County Road 608, Brownwood, Texas 76801-0020 Account #42643 Judgment Through Tax Year: 2025	\$3,222.26
5	T-6662	Brown County Appraisal District v Jeanette G Hesker	Part of Lot 2, Block 7, of the Original Townsite of Brookesmith, Brown County, Texas (Instrument #2203244 of the Official Public Records of Brown County, Texas), 13300 County Road 205, Brookesmith, Texas 76827-4037 Account #20017627 Judgment Through Tax Year: 2025	\$1,969.64
6	T-6677	Brown County Appraisal District v Juan Alejo, et al	A 16' x 56' 1993 Crest Ridge Manufactured Home Only, Label #TEX0484005, Serial #CRHTX319466000781, located in Brown County, Texas, 1712 Melwood Ave, Brownwood, Texas 76801-2435 Account #76090 Judgment Through Tax Year: 2025	\$6,915.43
7	T-6693	Brown County Appraisal District v Andrea Alvarado	Lot 9, Block 14, Ford's Addition to the City of Brownwood, Brown County, Texas (Instrument No. 20163045 of the Real Property Records, Brown County, Texas), 1505 Avenue B, Brownwood, Texas 76801-3812 Account #53227 Judgment Through Tax Year: 2025	\$3,473.20
8	T-6706	Brown County Appraisal District v William P. Roberts, et al	Being 13.0 acres, more or less, out of the Joseph P. Riddle Survey No. 143, Abstract 797, Brown County, Texas, and a Manufactured Home, Label #TEX0057302 (Volume 1740, Page 587, Real Property Records, Brown County, Texas), 5400 FM 586 W, Brookesmith, Texas 76827 Account #66935 Judgment Through Tax Year: 2025	\$7,568.72
9	T-6706	Brown County Appraisal District v William P. Roberts, et al	A Manufactured Home only, Label #GEO0720393, located on 13.0 acres, more or less, out of the Joseph P. Riddle Survey No. 143, Abstract 797, Brown County, Texas, 5390 FM 586 W, Brookesmith, Texas 76827 Account #66738 Judgment Through Tax Year: 2025	\$1,357.63
10	T-6726	Brown County Appraisal District v Fred Bastardo, Jr., et al	40 feet by 100 feet out of the W.H. Irion Survey, Abstract No. 537, and being part of Outlot No. 331, City of Brownwood, Brown County, Texas (Volume 832, Page 413 of the Deed Records, Brown County, Texas), 505 W Anderson St, Brownwood, Texas 76801-2306 Account #58848 Judgment Through Tax Year: 2025	\$6,848.39

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	T-6726	Brown County Appraisal District v Fred Bastardo, Jr., et al	50 feet by 100 feet out of Outlot 331, City of Brownwood, Brown County, Texas (Volume 737, Page 655 of the Deed Records, Brown County, Texas), 403 Melwood Ave, Brownwood, Texas 76801-2642 Account # 58852 Judgment Through Tax Year: 2025	\$6,383.62
12	T-6742	Brown County Appraisal District v Tibro Inc., et al	5.796 Acres, more or less, being that property more particularly described in Volume 1723, Page 878 in the Official Public Records of Brown County, Texas, SAVE & EXCEPT, any portion of land lying within these tracts of land more particularly described in Volume 1321, Page 387, Instrument No. 2306906, Instrument 2306745, Volume 1741, Page 808 and Volume 1300, Page 738, City of Brownwood, Brown County, Texas (Volume 1108, Page 187, and Volume 1723, Page 878, and Volume 1777, Page 527, SAVE AND EXCEPT Volume 1321, Page 387, Instrument No. 2306906, Instrument No. 2306745, Volume 1741, Page 808 and Volume 1300, Page 738, Official Public Records, Brown County, Texas), West Austin Avenue and Penn Street, Brownwood, Texas 76801 Account #50277/50241/50247/50270/50276/50278 Judgment Through Tax Year: 2025	\$20,891.30
13	T-6788	Brown County Appraisal District v John Dwayne Glover, et al	Lots 804 and 805, Unit 2 of King's Point Cove Subdivision, Brown County, Texas (Instrument Nos. 20163734 and 1705453 of the Official Public Records, Brown County, Texas), Bay Breeze Dr, Brownwood, Texas 76801 Account # 20043645 Judgment Through Tax Year: 2025	\$6,589.59
14	T-6793	Brown County Appraisal District v Ina Balderrama, et al	Being a tract of land out of the W.H. Irion Survey No. 52, and a part of Outlot No. 331, City of Brownwood, Brown County, Texas (Volume 1079, Page 732, of the Real Property Records, Brown County, Texas), 507 W Anderson St, Brownwood, Texas 76801-2306 Account # 58849 Judgment Through Tax Year: 2025	\$6,653.64
15	T-6798	Brown County Appraisal District v Harold Cook, et al	Lot 289, Lake Brownwood Shores, Brown County, Texas (Volume 773, Page 473, of the Deed Records, Brown County, Texas), Monaghan Dr, Brownwood, Texas 76801 Account # 42274 Judgment Through Tax Year: 2025	\$2,539.36
16	T-6800	Brown County Appraisal District v Edward S. Stefan, et al	Lot 708, King's Point Cove, Unit 2, Brown County, Texas (Volume 178, Page 141, of the Official Public Records, Brown County, Texas), Safe Harbor Dr, Brownwood, Texas 76801 Account # 20043549 Judgment Through Tax Year: 2025	\$3,125.35
17	T-6802	Brown County Appraisal District v Renee Allison, et al	0.298 acres, more or less, out of Lot 3, Sarah Ford Survey No. 20, Abstract 319, Brown County, Texas (Volume 1456, Page 166, of the Real Property Records, Brown County, Texas), 3004 Hwy 183 N Account # 19225 Judgment Through Tax Year: 2025	\$8,009.13
18	T-6803	Brown County Appraisal District v Brian Puryear, Individually, and as Trustee of Big Country Holdings 401K	Lots 12 and 13, Block 7, of what was formally known as Lamar Terrace Addition on Lake Brownwood, Brown County, Texas (Instrument No. 20162694 of the Official Public Records, Brown County, Texas), 8074 County Road 603, Brownwood, Texas 76801-0038 Account # 42676 Judgment Through Tax Year: 2025	\$3,121.49
19	T-6803	Brown County Appraisal District v Brian Puryear, Individually, and as Trustee of Big Country Holdings 401K	Part of Blocks 4 and 5, W. Lee Lackey's Subdivision, City of Brownwood, Brown County, Texas (Instrument No. 20164588 of the Official Public Records, Brown County, Texas), 2604 1st St, Brownwood, Texas 76801-5708 Account # 54428 Judgment Through Tax Year: 2025	\$1,034.59

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20	T-6803	Brown County Appraisal District v Brian Puryear, Individually, and as Trustee of Big Country Holdings 401K	Lot 7A, Bluebonnet Estates Addition, Brown County, Texas (Instrument No. 20163272 of the Official Public Records, Brown County, Texas), 8185 Gordon Rd, Brownwood, Texas 76801-8643 Account #59712 Judgment Through Tax Year: 2025	\$3,162.16
21	T-6803	Brown County Appraisal District v Brian Puryear, Individually, and as Trustee of Big Country Holdings 401K	1.33 acres, more or less, containing Lot 35, Big Rocky Development No. 1 Addition on Lake Brownwood, described as Tract One, and 0.812 acres, more or less, out of Matt Finch Survey No. 8, Abstract 337, described as Tracts Two and Three, Brown County, Texas (Instrument No. 20163181 of the Official Public Records, Brown County, Texas), 4300 FM 3021, Brownwood, Texas 76801-0807 Account #61660 Judgment Through Tax Year: 2025	\$7,137.59
22	T-6814	Brown County Appraisal District v Michael G. Franklin, et al	Lots 21 and 22, Block 6, Lamar Terrace Addition, also known as Lake View Estates Addition to Lake Brownwood, Brown County, Texas (Instrument No. 20162833 of the Official Public Records, Brown County, Texas), CR 603, Brownwood, Texas 76801 Account #42651 Judgment Through Tax Year: 2025	\$3,828.43
23	T-6816	Brown County Appraisal District v Aggie T. Lancaster, et al	Being 5.114 acres, more or less, out of the BBB & C Ry. Co. Survey, Section No. 7, Abstract No. 104, Brown County, Texas (Instrument No. 1904279 of the Official Public Records, Brown County, Texas), 21800 CR 494, May, Texas 76857 Account #13822 Judgment Through Tax Year: 2025	\$7,282.96
24	T-6817	Brown County Appraisal District v Amanda Martinez, et al	Being Lot 930 of the King's Point Cove Unit 2 Subdivision, Brown County, Texas (Instrument No. 1803083 of the Official Public Records, Brown County, Texas), Safe Harbor Dr Account #20043761 Judgment Through Tax Year: 2025	\$4,905.15
25	T-6826	Brown County Appraisal District v Hermon Billings, et al	A lot being 55 feet by 80 feet, more or less, out of Outlot 293, Abstract 405, City of Brownwood, Brown County, Texas (Volume 284, Page 134, of the Official Public Records, Brown County, Texas), 1306 Edwards St, Brownwood, Texas 76801 Account #58771 Judgment Through Tax Year: 2025	\$3,116.10