

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

**OCTOBER 2, 2018 at 10:00 A.M.
COURTHOUSE STEPS, Brownwood, 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 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.
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.

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

PROPERTIES TO BE SOLD ON OCTOBER 2, 2018:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	T-4564	Brown County v Winston Thomas	Lots 49, 50 & 51, Shamrock Shores Addn, Section D (V1214/P218) 7100 Cork Dr # 44987	\$2,708.20
2	T-4357	Brown County v Jeff Stamper	Lot 866, Oak Point Subd (V388/P926) # 76150	\$880.00
3	T-4707	Brown County v Carl Jack Roach	Lot 500, Oak Point Subd, Phase 1 (V1353/P250) Oak Point Dr # 73408	\$1,570.00
4	T-4760	Brown County v Pearl Ione Sessions	Lot 6, Blk B, Bakers Subd (V799/P460) 9361 CR 456 # 39791	\$14,956.75
5	T-4781	Brown County v Ronnie Gaines	0.237 Ac, Lot 43, Crown Point Subd (V1792/P483) Amy Dr # 20015389	\$2,735.30
6	T-4902	Brown County v Rosie Lee Perot	Lot 6, Blk 16, Bailey Addn, to the City (V692/P67) 709 Almond St # 50230	\$7,765.94
7	T-4918	Brown County v Edna Opal Moore	1.18 Acs, A-1106, Henry Stratton Surv Pre, Tr 1(V796/P848) # 33693	\$3,357.46
8	T-5082	Brown County v Douglas K Blankenship	Lots 490, 491, 492, 493 & 494, Sect I, Tamarack Mountain Subd & Manufactured Home L# RAD0902590/91 (V1773/P361 & V47/P64) 2501 Glen Oaks Dr # 46303 & # 46304	\$8,545.38
9	T-5279	Brown CAD v Manuel C Torres	Lots 7 & 8, Shamrock Shores Subd, Sect E (V1617/P 620 & V1434/P72) 7218 Emerald Dr # 45053	\$3,687.22
			Lots 80, 81 & 82, Shamrock Shores Subd, Sect E (V1761/P124) 7211 Emerald Dr # 45111	\$1,273.35
10	T-5281	Brown County v Walter Collins	NE 50 ft of Lots 1 & 2, Blk 12, Industrial First Addn (V481/P572) 1221 Brewster Street # 73719	\$2,516.55
11	T-5284	Brown County v Melissa Wayne Holt	Lot 3, Blk 1, Grandview Addn (V105/P214) 2004 Brady Ave # 53456	\$1,500.00
12	T-5312	Brown County v Daisy Williams	Lot 7, Blk 5, Valley View Addn (V585/P430) 1517 Borden St # 57394	\$750.00
13	T-5317	Brown County v Charlie Hays	Lots 1 & 2, Blk A, Thames Thompson Addn (V1381/P659) 835 W Commerce # 57225	\$4,770.49
14	T-5341	Brown County v Laura Kaase	Pt Lot 14 & all Lot 15, RA& TC Fitzgeralds Addn, Bangs (V1510/P669 & V152/P309) 709 S 4th St # 49215	\$3,445.90

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
15	T-5354	Brown County v Aaron Parks	Lot 817, Kings Point Cove, Unit 2 (V126/P400) Kings Point Cove # 20043658	\$4,077.81
16	T-5372	Brown County v Dianna L Eddings	Lots 54 & 53, Tamarack Mountain Subd, Sect I (V1673/P268 & V1673/P268) 54 Brook Valley Dr # 45991 & # 45990	\$4,942.09
17	T-5403	Brown County v Virginia Lewis	56 ft x 139 ft, Outlot 106 (V1445/P45) 1605 Hawkins St # 58445	\$1,110.00
18	T-5404	Brown County v Marsha Gurley	Lotw 247, 248, 319 & 320 Oak Point Subd, Phase 1(V1684/P68) N Lakeside Circle, May # 73155,73156,73227 & 73228	\$3,520.00
19	T-5407	Brown County v Kathy Lea	Manufactured Home only, L#TXS0577370, located on Lot 2, Oak Trail Acres, 6840 CR467 # 77210	\$1,668.78
RESALES				
<u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
20	T-4875	Brown County v Manreen Brice	Lot 14, Oak Trail Acres Addn (V817/P385 OPR) CR 467 #42970 (Bid in Trust 4/4/2017)	\$100.00
	T-4946	Brown County v Karen A Leiker	Lot 12, Oak Ridge, Phase III (V1692/P956) Oak Ridge Loop #20006025 (Bid in Trust 7/5/2016)	\$100.00
21	T-5005	Brown County v James M Terrell	Lot 60, 59 Indian Trails Addn, Bangs (V920/P675) CR 446 #42060 & 42059 (Bid in Trust 7/5/2016)	\$200.00
22	T-4980	Brown County v Virgie Mathie Prince	1.0 Acre, more or less, A-775, John Robinett Surv (V265/P350 S/E V616/P133) E Hall St, Bangs #28779 (Bid in Trust 4/4/2017)	\$1,400.00
23	T-5133	Brown County v Anthony W Helmer III	Lot 693, Oak Point Addn, Phase II (V1438/P299) South Lake Dr #75962 (Bid in Trust 1/3/2017)	\$150.00
24	T-4304	Brown County v Ed Tom Randle	Part of Lot 8, Blk 13, Industrial First Addn (V723/P633 S/E 1051/P541) Brinkley St #54267 (Bid in Trust 6/6/2017)	\$100.00
25	T-4932	Brown County v James Williams	Lots 65 & 66, Shamrock Shores, Sect T-1 (V1747/P634) 7170 Neal Dr #45364 (Bid in Trust 6/6/2017)	\$445.00
26	T-4961	Brown County v Mike Kerby	Lot 13, Oak Ridge Est, Phase III (V1693/P909) Oak Ridge Loop #20006026 (Bid in Trust 6/6/2017)	\$100.00
27	T-4518	Brown County v John E Trimble	Lot 648, Phase II, Oak Point Subd (V1403/P59) #75917 (Bid in Trust 10/3/2017)	\$725.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
28	T-4705	Brown County v L Brafford	Lot 811, Oak Point Subd, Phase II (V1409/P887) Oak Point Dr #76095 (Bid in Trust 10/3/2017)	\$250.00
			Lot 809, Oak Point Subd, Phase II (V1409/P887) Oak Point Dr #76093 (Bid in Trust 10/3/2017)	\$250.00
29	T-4743	Brown County v Elmer C Cox	Lots 4 & 11, Pt Lot 3 & Pt Sparks Lot, Blk 2, Sunset Addn (V915/P402) 703 Gifford St #57018 (Bid in Trust 10/3/2017)	\$350.00
30	T-5034	Brown County v Johnny A Williams Sr	Lot 1, Blk 10, AR Watson Resubd, W Lee Lackey Subd (V1423/P38) 2515 Durham Ave #54448 (Bid in Trust 10/3/2017)	\$350.00
31	T-5078	Brown County v Minnie Riggins	Lots 5 & 6, Blk 5, Crothers Addn (V1758/P 586, 590) 906 Lillie Kimble St #52674 & #52675 (Bid in Trust 10/3/2017)	\$700.00
32	T-5089	Brown County v Daniel Lee Tillery	Part (50 ft x 100 ft x 50 ft x 42.5 ft) of Lot 4, Blk 19, Coggin Addn (V25/P870) 1704 2nd St #52301 (Bid in Trust 10/3/2017)	\$400.00
33	T-5199	Brown County v Thomas King	Lot 672, Oak Point Addn, Phase II (V1403/P29) S Lakeside Dr #75941 (Bid in Trust 10/3/2017)	\$250.00
34	T-5209	Brown County v Gregory Daniel Ramos	Lot 5, Blk 5, Connell Addn (V1605/P841) 1713 Comanche St #52629 (Bid in Trust 10/3/2017)	\$375.00
35	T-4719	Brown County v Zane Barnes	Lot 168, Feather Bay Subd, Phase II (V1719/P213) Woods Landing Dr #20007357 (Bid in Trust 2/6/2018)	\$3,225.00
36	T-4903	Brown County v William T. Ousley	Lot 150, Crown Point Subd (V1773/P573) Amy Dr #20015496 (Bid in Trust 2/6/2018)	\$2,615.00
37	T-5064	Brown County v Pfirman Corporation	Part of Lot 12, Blk 2, Turner Addn (V1275/P398) 600 5th St #57274 (Bid in Trust 2/6/2018)	\$500.00
38	T-5186	Brown County v Stephen G Edmison	Lot 686, Oak Point Subd, Phase II (V1403/P39) S Lakeside Cir #75955 (Bid in Trust 2/6/2018)	\$795.00
39			Lot 1368, Oak Point, Phase Three (V1568/P575) Lake Front Circle #79799 (Bid in Trust 2/6/2018)	\$710.00
40			Lot 112, Oak Point, Phase 1 (V1359/P818) Oak Farm Dr #73019 (Bid in Trust 2/6/2018)	\$855.00
41			Lot 113, Oak Point, Phase 1 (V1359/P 818) Oak Farm Dr #73020 (Bid in Trust 2/6/2018)	\$865.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
42			Lot 29, Oak Point Subd, Phase 1 (V1345/P491) Oak Bluff Circle #72936 (Bid in Trust 2/6/2018)	\$900.00
43	T-5206	Brown County v David J. Frazier	Lot 822, Oak Point Subd, Phase II (V1378/P203) Oak Point Dr #76106 (Bid in Trust 2/6/2018)	\$645.00
44	T-5212	Brown County v TP Swift	Lot 949, Oak Point Subd, Phase II (V1398/P151) S Lakes Dr #76243 (Bid in Trust 2/6/2018)	\$495.00
45	T-5217	Brown County v Thomas W Ezell	Lot 891, Oak Point Phase II (V1428/P410) Oak Point Dr #76175 (Bid in Trust 2/6/2018)	\$495.00
46	T-5259	Brown County v David T Stillwagon	Lot 61, Oak Ridge Est, Phase II (V1667/P665) CR 600 #43174 (Bid in Trust 2/6/2018)	\$2,062.00
47	T-5280	Brown County v Joe Wayne Bastardo	Part of Lot 7, Blk 1, Rogans Second Addn (V1531/P226) 1805 Ave B #56218 (Bid in Trust 2/6/2018)	\$1,725.00
48	T-5286	Brown County v Ray F Frazier	Lot 1132, Oak Point Phase II (V1361/P67) Lake Crest Dr #76431 (Bid in Trust 2/6/2018)	\$865.00
49	T-4728	Brown County v Jacob Allan Wilder	Lots 13 & 14, Blk 24, Brownwood Hts Addn (V5/P899) 2306 Main Blvd #51236 (Bid in Trust 4/3/2018)	\$2,700.00
50	T-4836	Brown County v Manuel R Soto	Lot 655, Oak Point, Phase Two Addn(V 1415, P 633) S Lakeside Dr 75924 (Bid in Trust 4/3/2018)	\$465.00
51	T-5237	Brown County v Freida Darlene Campbell	Lots 15, 16, 17 & 18, Blk 8, Wordwood Addn (V658/P227) 3400 Vine St #58332 (Bid in Trust 4/3/2018)	\$4,760.00
52	T-4352	Brown County v Morris M Rhea aka Morris Melton Rhea	Lot 550, Thunderbird Bay Sect II (V913/P807) Cheyenne Dr #47689 (Bid in Trust 8/7/2018)	\$1,490.00
53	T-4523	Brown County v Lupe S Palacio	Lots 562 & 563, Oak Point, Phase I (V1377/P817) Oak Point Dr #73470/73471 (Bid in Trust 8/7/2018)	\$2,350.00
54	T-4787	Brown County v Larry Clark	Lots 861 & 862, Shamrock Shores, Sect B (V656/P237) 7149 Monaghan Dr #44601 (Bid in Trust 8/7/2018)	\$1,100.00
55	T-4887	Brown County v Edith Madera	Part of Lot 1, Blk 34, Coggin Addn (V1545/P331) 1606 Ave K #52463 (Bid in Trust 8/7/2018)	\$1,080.00
56	T-4954	Brown County v Letisha Jeannine McEnery	Lot 39, Oak Ridge Phase III (V1710/P746) Oak Ridge Place #20006052 (Bid in Trust 8/7/2018)	\$3,140.00
			Lot 40, Oak Ridge Phase III (V1710/P739) Oak Ridge Place #20006053 (Bid in Trust 8/7/2018)	\$2,458.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
57	T-4955	Brown County v Mary Kathryn Carlisle	Lots 7 & 8, Blk 17, Hillcrest Addn (V1473/P276 & V1641/P878) 2807 Ave E #53984 & #20019121 (Bid in Trust 8/7/2018)	\$6,542.00
58	T-5347	Brown County v Casie K Rodriguez	Lot 4, Blk I, Parkcrest Addn (V49/P134) 1906 Southside Drive #20045037 & #55421 (Bid in Trust 8/7/2018)	\$1,950.00
59	T-5358	Brown County v Aaron C White	Lot 46, Oak Ridge, Phase III (V1733/P934) Oak Ridge Loop #20006059 (Bid in Trust 8/7/2018)	\$2,850.00