

**DELINQUENT TAX SALE
THE COUNTY OF MILAM, TEXAS AND TAX APPRAISAL DISTRICT OF BELL COUNTY
MILAM COUNTY, TEXAS**

**October 2, 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 OCTOBER 2, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV37844	The County of Milam, Texas v Tina West Et Al	1.0 Acres, more or less, out of the W W Lewis Survey, City of Cameron, Milam County, Texas (Volume 674, Page 811 and Volume 1174, Page 40 of the Official Public Records, Milam County, Texas), 3004 N Travis Ave, Cameron, Texas 76520-1217 Account #000000017790 Judgment Through Tax Year: 2017	\$3,100.00
2	CV37996	The County of Milam, Texas v Esteban Hernandez	0.155 Acres, more or less, out of the W. W. Lewis League, City of Cameron, Milam County, Texas (Volume 1179, Page 51 of the Deed Records, Milam County, Texas), 1708 W 12th St, Cameron, Texas 76520-1434 Account #000000011211 Judgment Through Tax Year: 2017	\$2,500.00
3	CV38192	The County of Milam, Texas v Jose S. Majano AKA Jose Majano Et Al	18.889 Acres, more or less, out Abstract No. 83 of the John N. Burnhill Survey, Milam County, Texas (Volume 1216, Page 166 of the Deed Records, Milam County, Texas) Account #000000057242 Judgment Through Tax Year: 2017	\$1,500.00
4	CV38363	The County of Milam, Texas v E. J. Stanzel Et Al	Lot 7, Block 16, John A. Michalk Addition to the City of Thorndale, Milam County, Texas (Volume 153, Page 107 and Volume 199, Page 589 of the Deed Records, Milam County, Texas), 109 Salty , Thorndale, Texas 76577 Account #000000022142 Judgment Through Tax Year: 2017	\$1,730.00
5	CV38382	The County of Milam, Texas v Sandra Davila, Individually and for Anthony Rivera and Michelle Kay Rivera Et Al	1.26 Acres, more or less, being Tract 8, Miguel Davila Eleven League Grant in Milam County, Texas (Volume 874, Page 630 and Volume 1218, Page 315 of the Deed Records, Milam County, Texas), 3002 County Road 423, Bartlett, Texas 76511-4278 Account #000000071074/000000208394 Judgment Through Tax Year: 2017	\$6,500.00
6	CV38382	The County of Milam, Texas v Sandra Davila, Individually and for Anthony Rivera and Michelle Kay Rivera Et Al	A Manufactured Home only located at 2942 County Road 423, City of Bartlett, Milam County, Texas, 2942 County Road 423, Bartlett, Texas 76511-4099 Account #000020517920/000000471010 Judgment Through Tax Year: 2017	\$800.00
7	CV38400	The County of Milam, Texas v Anissa Ann Drummond AKA Anisso Drummond	3.0 Acres, more or less, out of the Jose Leal Survey, Milam County, Texas (Volume 1131, Page 52 of the Deed Records, Milam County, Texas), 467 County Road 232b, Rockdale, Texas 76567-3321 Account #000000017357 Judgment Through Tax Year: 2017	\$2,500.00
8	CV38488	The County of Milam, Texas v Arnulfo Aregullin	0.1278 Acres, more or less, out of the W. W. Lewis Survey, AKA Tract 11, Lot 35, W. H. Scott Addition to the City of Cameron, Milam County, Texas (Volume 1294, Page 262 of the Deed Records, Milam County, Texas), 803 W 3 1/2 St, Cameron, Texas 76520-3213 Account #000000017971 Judgment Through Tax Year: 2017	\$2,010.00
9	CV38546	The County of Milam, Texas v Elvis G. Smith AKA Elvis Smith	2.78 Acres, more or less, being Block 62, Lin Luce Ranches #2, Milam County, Texas (Volume 962, Page 462 of the Deed Records, Milam County, Texas), 7874 County Road 342, Milano, Texas 76556-2617 Account #000000015959 Judgment Through Tax Year: 2017	\$4,000.00
10	CV38583	The County of Milam, Texas v Ambitious Endeavors Real Estate Investments, LLC	Lots 19 and 20, Block 42, West Cameron Addition to the City of Cameron, Milam County, Texas (Volume 1193, Page 887 and Volume 1186, Page 685 of the Deed Records, Milam County, Texas), S Jefferson, Cameron, Texas 76520 Account #000000011975 Judgment Through Tax Year: 2017	\$450.00
11	CV38583	The County of Milam, Texas v Ambitious Endeavors Real Estate Investments, LLC	0.175 Acres, more or less, being Tracts 12 and 13 of a division of Lot 35, out of the W. W. Lewis (Scott) League, City of Cameron, Milam County, Texas (Volume 1193, Page 878 and Volume 1183, Page 201 of the Deed Records, Milam County, Texas), 304 N Vine Ave, Cameron, Texas 76520-3278 Account #000000018046 Judgment Through Tax Year: 2017	\$1,200.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	CV38583	The County of Milam, Texas v Ambitious Endeavors Real Estate Investments, LLC	0.5013 Acres, more or less, out of Block A of the W. W. Lewis Survey (Northwest), City of Cameron, Milam County, Texas (Volume 1193, Page 866 and Volume 468, Page 395 of the Deed Records, Milam County, Texas), 900 Blck of W. 12th, Cameron, Texas 76520 Account #000000026972 Judgment Through Tax Year: 2017	\$1,500.00
13	CV38583	The County of Milam, Texas v Ambitious Endeavors Real Estate Investments, LLC	The east part of Blocks 116 and 117 (Part of streets), Davilla Subdivision, Milam County, Texas (Volume 1193, Page 884 and Volume 1183, Page 102 of the Deed Records, Milam County, Texas), FM 487, Bartlett, Texas Account #000000023545/000000037378 Judgment Through Tax Year: 2017	\$4,100.00
14	CV38585	The County of Milam, Texas v Octaviano Salomon Et Al	0.34 of an acre, more or less, out of the W.W. Lewis Survey, Abstract No. 30, City of Cameron, Milam County, Texas (Volume 1275, Page 428 of the Deed Records, Milam County, Texas), 305 N. Bowie, Cameron, Texas 76520-3266 Account #000000017860 Judgment Through Tax Year: 2017	\$4,500.00
15	CV38664	The County of Milam, Texas v Robert Musto, Jr.	Lot 11, Block 1, Revised Praesel Addition Subdivision, Milam County, Texas (Volume 1113, Page 453 of the Deed Records, Milam County, Texas), 206 Oaklawn Dr, Rockdale, Texas 76567-5060 Account #000000013642 Judgment Through Tax Year: 2017	\$2,500.00
16	CV38673	The County of Milam, Texas v Peggy West FKA Peggy Talafuse	A Manufactured home only, Serial #HOTX0990648, Label #TEX0547580, located at 1834 County Road 250, City of Cameron, Milam County, Texas, 1834 County Road 250, Cameron, Texas 76520-4991 Account #000000074510 Judgment Through Tax Year: 2017	\$1,600.00
17	CV38711	The County of Milam, Texas v William Bowman	Part of Lot 9, Block 6, W.W. Lewis League, Milam County, Texas (Volume 1044, Page 27 of the Deed Records, Milam County, Texas), Account #000000020589 Judgment Through Tax Year: 2017	\$2,000.00
18	CV38711	The County of Milam, Texas v William Bowman	Part of Lot 9, Block 6, W.W. Lewis League, Milam County, Texas (Volume 924, Page 356 and Volume 969, Page 253 of the Deed Records, Milam County, Texas), 1708 W 8th, Cameron, Texas 76520 Account #000000025212 Judgment Through Tax Year: 2017	\$2,000.00
19	CV38776	The County of Milam, Texas v RI-NU Environmental Services, Milano, LLC	A 46.06 Acres tract of land, more or less, out of the John L. Nicholson Survey, Abstract 283, Milam County Texas, being described as 2 tracts in deed recorded in Volume 1275, Page 289 of the Deed Records, Milam County, Texas being described on the Milam County tax rolls as the following two properties, to wit: 31.962 Acres, more or less, out of the John L. Nicholson Survey, Abstract No. 283, Milam County, Texas (Volume 1275, Page 289 of the Deed Records, Milam County, Texas), Milano, Texas 76556 Account #000020513843 and 14.368 Acres, more or less, out of the John L. Nicholson Survey, Abstract No. 283, Milam County, Texas (Volume 1275, Page 289), 925 S Hwy 36, Milano, Texas 76556 Account #000000014005 Judgment Through Tax Year: 2017	\$18,000.00