

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

**October 2, 2018 at 10:00 a.m.  
Terry County Courthouse, 500 W. Main, Brownfield, 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 the Terry County Sheriff Department. 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 Jessie Nixon at our office in Lubbock at (806) 281-0775.

**PROPERTIES TO BE SOLD ON OCTOBER 2, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	20445	Terry County Appraisal District v L. C. Brown et al	Lot 5, Block 3, Green Acres Addition, City of Brownfield, Terry County, Texas (Vol. 543, Page 131, Deed Records), <b>Account #R21587</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1410 E. BUCKLEY BROWNFIELD</b>	\$3,500.00
2	20706	Terry County Appraisal District v Enedina Leyva	a 200' x 150' tract of land, more or less, out of the South part of Section 113, Block T, City of Brownfield, Terry County, Texas (Vol. 396, Page 899, Deed Records), <b>Account #R27063</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1002 W. LONS BROWNFIELD</b>	\$1,500.00
3	20706	Terry County Appraisal District v Enedina Leyva	a 105' x 210' tract of land, more or less, out of Section 113, Block T, City of Brownfield, Terry County, Texas, <b>Account #R21720</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 707 S. 10<sup>TH</sup> BROWNFIELD</b>	\$1,600.00
4	20752	Terry County Appraisal District v Frutoso G Felan et al	A (169' X 104' tract of land, more or less, and a (104' X 208') tract of land, more or less, out of Tract 1, Block B, Cook Subdivision, City of Brownfield, Terry County, Texas (Volume 308, Page 577, Volume 337, Page 334, Volume 337, Page 362 and Volume 890, Page 708, of the Deed Records, Terry County, Texas), <b>Account #R26378/R26376</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 1708 N. 6<sup>TH</sup> BROWNFIELD</b>	\$14,231.00
5	20707	Terry County Appraisal District v Zenon C. Madera, Jr. et al	Lot 4, Block 5, Sunrise Addition, City of Brownfield, Terry County, Texas (Vol. 698, Page 631, Official Public Records), <b>Account #R22432</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 913 E. OAK BROWNFIELD</b>	\$6,300.00
6	20753	Terry County Appraisal District v Arturo H. Barragan et al	a 50' x 150' tract of land, more or less, out of the NE/4 of Section 111, Block T, D & W Ry. Co. Survey, Terry County, Texas (Vol. 518, Page 813, Deed Records), <b>Account #R27339</b> Judgment Through Tax Year: 2017  N/A	\$1,250.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	20869	Terry County Appraisal District v Estefana Martinez et al	Lot 13, Block 5, Oak Grove Addition, City of Brownfield, Terry County, Texas (Vol. 535, Page 213, Deed Records), <b>Account #R15747</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: 705 SHINNERY LN BROWNFIELD</b>	\$4,500.00
8	20773	Terry County Appraisal District v Mark Warren Carson et al	33.34% undivided interest in 160 acres, more or less, out of the Southwest 1/4 of Section 19, Block K, Public School Land Survey, Terry County, Texas (Vol. 352, Page 887, Deed Records), <b>Account #R38672</b> Judgment Through Tax Year: 2017  <b>N/A</b>	\$6,900.00
9	20773	Terry County Appraisal District v Mark Warren Carson et al	33.33% undivided interest, in 320 acres, more or less out of the North 1/2, Section 19, Block 5, Public School Land Survey, Terry County, Texas (Vol. 291, Page 267 & Vol. 329, Page 127, Deed Records), <b>Account #R38670</b> Judgment Through Tax Year: 2017  <b>N/A</b>	\$3,800.00
10	20773	Terry County Appraisal District v Mark Warren Carson et al	33.34% undivided interest in 160 acres, more or less, out of the Southeast 1/4, Section 19, Block K, Public School Land Survey, Terry County, Texas (Vol. 446, Page 377, Deed Records), <b>Account #R38668</b> Judgment Through Tax Year: 2017  <b>APPROXIMATE ADDRESS: FM 2196</b>	\$2,700.00
11	20773	Terry County Appraisal District v Mark Warren Carson et al	33.33% undivided interest in 10 acres, more or less, out of Section 20, Block K, Public School Land Survey, Terry County, Texas (Vol. 446, Page 295, Deed Records), <b>Account #R38666</b> Judgment Through Tax Year: 2017  <b>N/A</b>	\$1,000.00
12	20701	Terry County Appraisal District v James E. Robinson	BEAN 85066648-000 V-F PETROLEUM /TOKIO (WOLFCAMP) BLOCK D-14 SECTION 38 /C&MRR SUR 0.011067 RI, TERRY COUNTY, TEXAS, <b>Account #N9201225</b> Judgment Through Tax Year: 2017  <b>N/A</b>	\$500.00