

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

**December 5, 2017 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 Terry County Sheriff Office. 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 DECEMBER 5, 2017:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	19660	Terry County Appraisal District v William Warner et al	Lot 4, Block 1, Palisades Park Addition, City of Brownfield, Terry County, Texas (Vol. 329, Page 697, Deed Records) <b>Account #R13612</b> Judgment Through Tax Year: 2016  307 Magnolia	\$1,900.00
2	20225	Terry County Appraisal District v Carrie Elizabeth Larue et al	Lots 1, 2, 3 and 4, Block 48, Original Townsite of the Town of Brownfield, Terry County, Texas (Vol. 784, Page 32, Official Public Records) <b>Account #R14788</b> Judgment Through Tax Year: 2016  802 W. Broadway	\$3,000.00
3	20225	Terry County Appraisal District v Carrie Elizabeth Larue et al	a 32' x 71' Manufactured Home, label #NTA1470177 & 178, serial #OC050916289A & B, located in Section 88, Block T, D&W RR Co. Survey, Terry County, Texas <b>Account #M39966</b> Judgment Through Tax Year: 2016  1672 Old Lamesa Hwy	\$1,700.00
4	20225	Terry County Appraisal District v Carrie Elizabeth Larue et al	a 7.64 acre tract, more or less, out of the North 1/2 of the Southwest 1/4 of Section 88, Block T, D & W RR Co. Survey, Terry County, Texas (Vol. 846, Page 342, Official Public Records) <b>Account #R20304</b> Judgment Through Tax Year: 2016  Old Lamesa Rd	\$2,000.00
5	20331	Terry County Appraisal District v Brenda Elizardo et al	the North 55' of the South 108.7' of Tract 1, Block E, Cook Subdivision, City of Brownfield, Terry County, Texas (Vol. 317, Page 427, Deed Records) <b>Account #R22669</b> Judgment Through Tax Year: 2016  2003 Levelland Hwy	\$1,800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	20331	Terry County Appraisal District v Brenda Elizardo et al	a 0.356 acre tract of land, more or less, beginning in the Southeast corner of Tract 1, Block E, Cook Subdivision being part of Section 111, Block T, D&W RR Co. Survey, City of Brownfield, Terry County, Texas (Vol. 778, Page 773, Official Public Records) <b>Account #R22657</b> Judgment Through Tax Year: 2016  2001 Levelland Hwy	\$1,600.00
7	20331	Terry County Appraisal District v Brenda Elizardo et al	0.091 acre tract of land, more or less, beginning in the Southeast corner of Tract 2, Block E, Cook Subdivision being part of Section 111, Block T, D & W RR Co. Survey, City of Brownfield, Terry County, Texas (Vol. 778, Page 773, Official Public Records) <b>Account #R2079</b> Judgment Through Tax Year: 2016  501 W. Denton	\$370.00
8	20521	Terry County Appraisal District v Ruben Cruz et al	Lots 11 and 12, Block 2, Original Townsite of the Town of Meadow, Terry County, Texas (Vol. 509, Page 359, Deed Records) <b>Account #R10535</b> Judgment Through Tax Year: 2016  302 Moorhead	\$1,500.00
9	20525	Terry County Appraisal District v Sam Albert Webb et al	Lot 9, Block 6, Powell Addition to the City of Brownfield, Terry County, Texas (Volume 314, Page 191 of the Deed Records, Terry County, Texas), 1218 S. 3rd, Brownfield, Texas 79316-5418 <b>Account #R19129</b> Judgment Through Tax Year: 2016  1218 S. 3rd	\$2,924.00
10	20525	Terry County Appraisal District v Sam Albert Webb et al	Lot 6, Block 91, Original Townsite to the City of Brownfield, Terry County, Texas (Vol. 348, Page 839, Deed Records), 511 S. 6th, Brownfield, Texas 79316-5213 <b>Account #R5039</b> Judgment Through Tax Year: 2016  511 S. 6th	\$500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	20525	Terry County Appraisal District v Sam Albert Webb et al	Lot 5, Block 91, Original Townsite of the Town of Brownfield, Terry County, Texas (Volume 348, Page 839 of the Deed Records), 509 S. 6th, Brownfield, Texas 79316-5213 <b>Account #R25527</b> Judgment Through Tax Year: 2016  509 S. 6th	\$500.00
12	20526	Terry County Appraisal District v Juan L. Hernandez et al	Lots 23 and 24, Block 23, Original Townsite of the Town of Brownfield, Terry County, Texas (Vol. 862, Page 709, Official Public Records) <b>Account #R18822</b> Judgment Through Tax Year: 2016  512 W. Hill	\$2,300.00
13	20603	Terry County Appraisal District v Michael Ray Gafford et al	the North 60' of Tract 3, Webb Tract, City of Brownfield, Terry County, Texas (Vol. 148, Page 361, Deed Records) <b>Account #R21544</b> Judgment Through Tax Year: 2016  1107 S. 4th	\$1,800.00
14	20607	Terry County Appraisal District v Charles Ray Gibson et al	the South 29.5' of the West 68' of Lot 2 and the West 68' of Lot 3, Block 1, Crescent Hill 2nd Addition, City of Brownfield, Terry County, Texas (Vol. 368, Page 647, Deed Records) <b>Account #R4223</b> Judgment Through Tax Year: 2016  315 E. Oak	\$11,373.00
15	20657	Terry County Appraisal District v Maria Isabel Munoz	a 100' x 40' tract of land, being part of the South 1/2 of Section 112, Block T, D&W Ry Co. Survey, City of Brownfield, Terry County, Texas (Vol. 730, Page 853, Official Public Records) <b>Account #R41012</b> Judgment Through Tax Year: 2016  421 N. 10th	\$1,085.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16	20657	Terry County Appraisal District v Maria Isabel Munoz	Lots 9 and 10, Block 4, First Addition, City of Brownfield, Terry County, Texas (Vol. 678, Page 113, Official Public Records) <b>Account #R22134</b> Judgment Through Tax Year: 2016  422 N. 10th	\$900.00