DELINQUENT TAX SALE - THE COUNTY OF BRAZOS, TEXAS, BRAZOS COUNTY, TEXAS
December 1, 2026 at **10:00AM**
Atrium of the Administration Building, 200 S Texas Ave, Bryan, Texas 77803

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 _____.** 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.
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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Bryan at (979) 775-1888.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER_____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ _____CITY: _____ZIP:_____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER:_____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON DECEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	20-002028-CV-272	The County of Brazos, Texas v Evodio Cruz et al	7.036 Acres, more or less, being Lot 1, Sandy Branch Acres Subdivision AKA 7.036 Acres, more or less, with 0.806 Acres, more or less, lying in access easement out of Abstract 192 of the George Powell 1/3 League, Brazos County, Texas (Volume 4851, Page 19 of the Deed Records, Brazos County, Texas), 9004 Wannabe Rd Account #000000040311 Judgment Through Tax Year: 2024	$183,050.00
2	20-002028-CV-272	The County of Brazos, Texas v Evodio Cruz et al	7.036 Acres, more or less, being Lot 1, Sandy Branch Acres Subdivision AKA 7.036 Acres, more or less, with 0.806 Acres, more or less, lying in access easement out of Abstract 192 of the George Powell 1/3 League and a Manufactured Home, Serial #UK0000, HUD #UK0000, Brazos County, Texas, 9004 Wannabe Rd Account #000000362028 Judgment Through Tax Year: 2024	$600.00
3	20-002223-CV-85	The County of Brazos, Texas v Dan Simpton AKA Dan Edward Simpton et al	An Improvement Only located on Abstract 160 of the T. H. Mays Survey, Tract 6.03, Brazos County, Texas, 24543 SH-6 S Account #000000305281 Judgment Through Tax Year: 2023	TBA
4	21-000990-CV-272	The County of Brazos, Texas v Sam Ford et al	22.08 Acres, more or less, out of Abstract 146 of the Joseph Jordan Survey, Tract 1, Brazos County, Texas (Volume 423, Page 600 of the Deed Records, Brazos County, Texas), Tonkaway Lake (PVT) Rd Account #000000015346 Judgment Through Tax Year: 2024	$32,650.00
5	21-003272-CV-85	The County of Brazos, Texas v Sam Fachorn, Jr. AKA Samuel Fachorn et al	50.00% Undivided Interest in 12.79 Acres, more or less, out of Abstract 37 of the William Mathis League, Tract 8, Brazos County, Texas (Volume 90, Page 76 of the Deed Records, Brazos County, Texas), Cotrone Rd Account #000000113479 Judgment Through Tax Year: 2022	$21,600.00
6	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Parts of Lots 6 & 7, Block 47, City of Bryan Townsite, Brazos County, Texas (Volume 5741, Page 145 of the Deed Records, Brazos County, Texas), 905 N Texas Ave Account #000000022202 Judgment Through Tax Year: 2024	TBA
7	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Lot 4, Block 3, McCulloch Addition, Phase 3 AKA Lot 4, Block 3, McCullough Addition, Phase 3, City of Bryan, Brazos County, Texas (Volume 9332, Page 184 of the Deed Records, Brazos County, Texas), 1206 Florida St Account #000000032459 Judgment Through Tax Year: 2024	TBA
8	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Lots 23-24 and 4' of Lot 22, Block 1, Higgs Addition AKA Lots 23 & 24 and the adjacent 4' of Lot 22, Block 1, Higgs Addition to the City of Bryan, Brazos County, Texas (Volume 10432, Page 296 of the Deed Records, Brazos County, Texas), 808 Dansby St Account #000000028852 Judgment Through Tax Year: 2024	TBA
9	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Lot 30, Block 7, S.F. Austin League #10 AKA 1/2 Acre, more or less, out of S.F. Austin League No. 10 SAVE & EXCEPT a Portion of the 1/2 Acres Tract, more or less, and being a 115' X 150' Lot, City of Bryan, Brazos County, Texas (Volume 7512, Page 85 of the Deed Records, Brazos County, Texas), 1616 Congo St Account #000000039952 Judgment Through Tax Year: 2024	TBA
10	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	Lot 5A, Block 77, City of Bryan Townsite, Brazos County, Texas (Volume 10933, Page 143; Volume 13043, Page 136 and Volume 13223, Page 43 of the Deed Records, Brazos County, Texas), 707 Martin Luther Jr St Account #000000022363 Judgment Through Tax Year: 2024	TBA
11	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	26.726 Acres, more or less, out of Abstract 51 of the George W. Singleton Survey, Tract 5, Brazos County, Texas (Volume 10141, Page 256 of the Deed Records, Brazos County, Texas), 7955 Castleson Rd Account #000000013607 Judgment Through Tax Year: 2024	TBA

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12	22-002124-CV-472	The County of Brazos, Texas v Darius McCoy AKA Darius Demond McCoy AKA Darius D. McCoy, Sr. et al	WITHDRAWN	TBA
13	22-002406-CV-272	The County of Brazos, Texas v Hugh McKenney, as Trustee of the McKenney Children's Irrevocable Trust	WITHDRAWN	TBA
14	22-002779-CV-272	The County of Brazos, Texas v Melissa Melissa De La Garza Lara	62 feet of Lots 1-2, Park Heights AKA Part of Lots 1-2, Park Heights, City of Bryan, Brazos County, Texas (Volume 12314, Page 109 of the Deed Records, Brazos County, Texas), 1917 Bowser St Account #000000036934 Judgment Through Tax Year: 2023	$4,900.00
15	23-000703-CV-85	The County of Brazos, Texas v North Limits International Economic Development Corporation et al	WITHDRAWN	TBA
16	23-001310-CV-85	The County of Brazos, Texas v George W. Erzell AKA George Washington Erzell et al	Lot 3, Block 1, Hrdlicka Subdivision AKA Lot 3, being 50' X 120' out of Hrdlick's Partial Subdivision of land in the Crawford Burnett Survey, City of College Station, Brazos County, Texas (Volume 115, Page 474; Volume 17211, Page 76; Volume 17211, Page 82; Volume 17211, Page 88; Volume 17211, Page 94; Volume 17211, Page 100; Volume 17211, Page 106; Volume 17211, Page 112; Volume 17211, Page 118; Volume 17211, Page 124; Volume 17211, Page 130; Volume 17211, Page 139; Volume 17211, Page 145; Volume 17211, Page 151; and Volume 17211, Page 157 of the Deed Records, Brazos County, Texas), 416 Thompson St Account #000000029513 Judgment Through Tax Year: 2024	TBA
17	23-001310-CV-85	The County of Brazos, Texas v George W. Erzell AKA George Washington Erzell et al	Lot 4, Block 1, Hrdlicka Subdivision AKA Lot 4, being 50' X 120' out of Hrdlick's Partial Subdivision of land in the Crawford Burnett Survey, City of College Station, Brazos County, Texas (Volume 115, Page 474; Volume 17211, Page 76; Volume 17211, Page 82; Volume 17211, Page 88; Volume 17211, Page 94; Volume 17211, Page 100; Volume 17211, Page 106; Volume 17211, Page 112; Volume 17211, Page 118; Volume 17211, Page 124; Volume 17211, Page 130; Volume 17211, Page 139; Volume 17211, Page 145; Volume 17211, Page 151; and Volume 17211, Page 157 of the Deed Records, Brazos County, Texas), Thompson St Account #000000374089 Judgment Through Tax Year: 2024	TBA
18	23-002273-CV-472	The County of Brazos, Texas v Eddie Dale Zimmerman, Jr.	Lot 23, Block 24, Southwood Valley, Phase 7C, City of College Station, Brazos County, Texas (Volume 16020, Page 277 of the Deed Records, Brazos County, Texas), 2919 Adrienne Dr Account #000000043514 Judgment Through Tax Year: 2024	$28,100.00
19	23-002301-CV-472	The County of Brazos, Texas v Fuller Farm, LLC	Lot 1, Block 2, Fuller Farm Subdivision, City of Bryan, Brazos County, Texas (Volume 5242, Page 51 of the Plat Records, Brazos County, Texas), Berger Dr Account #000000114833 Judgment Through Tax Year: 2023	$16,450.00
20	23-002323-CV-272	The County of Brazos, Texas v Lovie Mays et al	1.47 Acres, more or less, out of Abstract 33 of the T. F. McKinney Survey, Brazos County, Texas (SEE SCHEDULE A), W 28th St. Account #000000012552 Judgment Through Tax Year: 2024	$31,800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
21	23-002323-CV-272	The County of Brazos, Texas v Lovie Mays et al	0.65 Acres, more or less, out of Abstract 33 of the T. F. McKinney Survey, Brazos County, Texas (SEE SCHEDULE A), W 28th St Account #000000353967 Judgment Through Tax Year: 2024	$13,750.00
22	23-002323-CV-272	The County of Brazos, Texas v Lovie Mays et al	LOBO 50004136-000 WILDFIRE ENERG/AGUILA VADO (EAGLEFORD AB 62 /AUSTIN, S SU R .0001532600 R, BRAZOS COUNTY, TEXAS Account #000000402625 Judgment Through Tax Year: 2024	TBA
23	23-002323-CV-272	The County of Brazos, Texas v Lovie Mays et al	LOBO 1H 88785549 HALCON OPERATI/WILDCAT AB 62 /AUSTIN S SUR .0001530000 R, BRAZOS COUNTY, TEXAS Account #000000387507 Judgment Through Tax Year: 2024	TBA
24	24-001892-CV-85	The County of Brazos, Texas v Ernest E. Nowlin AKA Ernest Nowlin ET AL	Lot 2, Block 9, Bryan 1st, Brazos County, Texas, 406 E 17th St A Account #000000020359 Judgment Through Tax Year: 2023	$1,900.00
25	24-001892-CV-85	The County of Brazos, Texas v Ernest E. Nowlin AKA Ernest Nowlin ET AL	Lot 4, Block 9, Bryan 1st, Brazos County, Texas, 406 E 17th St Account #000000020361 Judgment Through Tax Year: 2023	$1,450.00
26	24-002178-CV-472	The County of Brazos, Texas v Eliseo Casteneda AKA Eliseo Castanada AKA Elias Castanada AKA Eliseo P. Castaneda et al	Lot 2, Block 23, Stephen F. Austin League, #9, Tract 343, City of Bryan, Brazos County, Texas (Volume 8404, Page 57 of the Deed Records, Brazos County, Texas), 117 Bois D Arc St Account #000000039666 Judgment Through Tax Year: 2024	TBA
27	24-002542-CV-472	The County of Brazos, Texas v 5G, LLC FKA 5G, LP	9.187 Acres, more or less, being Lot 36, Lake Ridge Estates AKA Tract 36, Block 1, Lakeridge Subdivision and a Manufactured Home, Serial #SCAR329868033449, Label #RAD1124163, Brazos County, Texas (Volume 15252, Page 13 of the Deed Records, Brazos County, Texas), 25202 Lake Ridge PVT Dr Account #000000095855 Judgment Through Tax Year: 2024	$15,000.00
28	24-002978-CV-472	The County of Brazos, Texas v Earnetta Brady	3.00 Acres, more or less, out of Abstract 26 of the John H. Jones Survey, Tracts 103-105 AKA 1.0 Acre, more or less, out of Abstract 26 of the J. H. Jones Survey and 1.0 Acre, more or less, out of Abstract 26 of the J. H. Jones Survey and 1.0 Acre, more or less, out of Abstract 26 of the J. H. Jones Survey, Brazos County, Texas (Volume 12446, Page 209 of the Deed Records, Brazos County, Texas), 6396 Raymond Stotzer Pkwy Account #000000012028 Judgment Through Tax Year: 2024	$7,550.00
RESALES **THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TOSECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:**				
29	19-002322-CV-85	The County of Brazos, Texas v Ed Hightower AKA Eddie Hightower et al	Lot 5, Block B, Starlight AKA A 50' X 126' X 144' Tract, S.F. Austin League No. 9 to the City of Bryan, Brazos County, Texas (Volume 115, Page 509 and Volume 1825, Page 215 of the Deed Records, Brazos County, Texas), 1214 Thompson St Account #000000044371 Bid in Trust 8/2/2022 Judgment Through Tax Year: 2020	TBA
30	21-003231-CV-85	The County of Brazos, Texas et al v Lula Williams et al	All that certain Lot, Tract or Parcel of Land lying and being situated in the Hall's Addition tot eh City of Bryan and being 70 feet off of the Southeast end of Lot 38, Halls Addition and said Lot being 5 feet in width and 70 feet in length AKA Part of Lot 38, Block 7, Bryan's 1st Addition to the City of Bryan, Brazos County, Texas (Volume 117, Page 417 and Volume 18774, Page 286 of the Deed Records, Brazos County, Texas), 908 Orlean St Account #000000020316 Bid in Trust 5/2/2023 Judgment Through Tax Year: 2021	TBA